



CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

February 27, 2013 Rev. 3

The following rules are in addition to any use restrictions stated in the Declaration of Condominium (Bylaws). Residents may review the Bylaws and a complete list of the Rules and Regulations on the Island Reserve website (www.island-reserve.com). These rules may be amended from time to time by appropriate action of the Association's Board of Directors. It is imperative that you read these rules. There will be no warnings issued.

Units

1. Patios and/or balconies shall be kept clean and uncluttered as determined by Management. Approved items on a patio or balcony include **patio furniture, outdoor rugs, and plants with water catch basins.** Items such as storage closets or containers, coolers, floats, bikes, toys and other items are not permitted.
2. Quiet time is between the hours of 10:00 p.m. and 10:00 a.m. The playing of stereos, radios, televisions, musical instruments and the like must not exceed a reasonable volume as to create a nuisance to other units at any time.
3. With the exception of an American flag, which can be respectfully displayed at any time, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veteran's Day, the respectful display of portable, removable official flags not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, are permitted. All displays may be by portable stands and under no circumstances are flag holders to be attached to the exterior of the buildings or railings.
4. Any clothesline or other clothes-drying facility outside a Unit or visible from outside a Unit is prohibited. Railings are not to be used for hanging towels, bathing suits, clothes or other items.
5. Grills are not allowed. No electric, propane, gas, or charcoal appliance or storage device is allowed inside or outside the Unit. This is a State of Florida requirement (NFPA 1:10:11.6). The 2010 Life Safety Codes went into effect March 15, 2012. Violators of the fire code may be prosecuted in the same manner as misdemeanors and may be punished by a fine or by imprisonment.
6. Garbage shall be placed in secured garbage bags and deposited in the dumpster. No rubbish, refuse or garbage shall be allowed to accumulate on patios, balconies, or hallways. No household trash is permitted to be deposited in any receptacle other than the trash compactor. No items, including cigars and cigarettes are to be thrown at any time from balconies or windows.
7. Do not alter, modify, disconnect, disable or remove any of the built-in fire protection system components. Any tampering with the system may set off alarms in the affected building and automatically summon emergency officials. **\$100.00 fine and reported to the police/fire department**
8. Exterior Christmas decorations may be displayed between December 1st and January 10th. The illumination of decorations shall not disturb other Unit Owners or residences and under no circumstances shall be attached by screws or nails (no holes are to be made to the exterior). Door wreaths can be hung on doors with a door hanger. No holes are to be made in doors for the purpose of hanging a wreath or any other item. **All Christmas decorations are to be removed by January 10th.**
9. No modifications to the exterior of the building or doors is permitted, including hanging items or attaching items which requires a nail, screw or any type of fastener which creates a hole or damage to exterior.

Common Areas

1. Recreation passes (wristbands) are required on person at all times while at the pool, gym, basketball court or club house. All persons 12 and older not wearing a recreation pass will be asked to show a recreation pass or leave the area and retrieve the recreation pass. If the person returns to area without a recreation pass, the police will be called and a trespassing warrant will be issued. Residents failing to show or retrieve a pass will result in a fine being assessed.
2. Any person physically/verbally abusing the staff will be fined \$100.00 and asked to leave the common area. Failure to leave the area, the police will be called to the property and disorderly conduct charge will be issued.
3. The clubhouse game room is for the enjoyment of residents. The room can be reserved for special events not exceeding four (4) hours (including set-up and clean-up) at a cost of \$100.00 cash plus a \$200.00 cash deposit. If an event exceeds four hours, the cost is \$25.00 per hour. The maximum number of people allowed in the rooms is 25 and all vehicles are to be parked in the parking garages. Hours of use are 10:00 a.m. to 10:00 p.m. Reservations can be made at the HOA office. The Association reserves the right to restrict reservations on special occasions (i.e., sports playoffs). No propping of exterior doors is permitted, this is a secure area. \$200.00 deposit will be used toward cleaning fees if not properly cleaned.
4. Unit Owners shall not allow bicycles, baby carriages or similar vehicles or toys and other personal articles to remain unattended, except in approved designated areas. Bikes must be stored in bike racks provided in garages or within the resident's unit. No bikes are to be parked/stored on patios, balconies or hallways.
5. Bicycles are not permitted to be ridden in hallways or courtyards. No skateboards or push scooters are permitted on property.
6. Unit Owners shall be responsible for any damage to the Common Areas, including moving or carrying articles therein. The Association shall restore such damages and the total costs shall be charged to the Unit Owner/tenant at the rate of \$50.00 per hour plus materials.
7. No door-to-door solicitations shall be allowed. No "For Sale", "For Rent" or "For Lease" signs shall be displayed on the exterior of Units or in the windows.
8. No littering of common areas is allowed including cigarette butts and gum.
9. Equipment shall be used only for the purposes intended. Failure of any equipment shall be reported immediately to the management regardless of the responsibility for maintenance in order that proper precautions may be taken. Each Unit Owner shall be responsible for damage caused by misuse of equipment.
10. Fire escapes, halls, stairways and walkways are for ingress and egress to and from units and shall not be obscured. This includes leaving of any articles in these areas, such as baby carriages, bicycles, garbage cans or supplies.
11. Hallways, courtyards, sidewalks, garages and roads and are provided for use traversing the common areas, use of landscaping beds as walkways is not permitted.
12. Children under sixteen (16) years of age using the pool and/or other recreational facilities must be accompanied by a responsible adult 18 years or older and adult is to remain with children in area being used to properly supervise.
13. Disabling of the fire alarm system, either inside Units or in the Common Areas, is strictly forbidden and may constitute an arrest for anyone involved. **\$100.00 fine and authorities called.**

Vehicles

1. Parking areas are for use by residents and their guests for personal vehicles or other vehicles which are used by them for transportation purposes. All vehicles parked on property must visibly display a parking permit in the lower left windshield (driver's side) area. Motorcycles and Scooters parking permits should be displayed on left front fork/wheel area. Failure to display a parking permit will result in the vehicle being towed without warning. Temporary parking permits can be obtained from the management office or by calling security @ 850 630-1128.
2. Boats, trailers of any sort, recreational/camper-type vehicles, and personal watercraft may not be stored or parked, permanently or temporarily, or left standing on any portion of the Common Areas. Vehicles will be towed without warning.
3. In the event that an inoperable vehicle or a vehicle with an expired license tag shall remain on any portion of the Common Elements for more than twenty-four (24) hours, the Association shall have the right, without further notice to the owner of such vehicle, to have it removed at such owner's expense.
4. The only emergency repairs allowed on site are for flat tires and dead batteries.
5. Vehicles, the dimensions of which prohibit the vehicle from fitting into a designated parking space, shall not be permitted to park temporarily or permanently on the Common Elements. Approval from the HOA office is needed before such vehicles are allowed on the property and then only for a specified length of time. Vehicles will be towed without warning.
6. Speeding through any area of the complex is prohibited. This includes the parking garages and all of the roads. The posted limit is 15 mph. **\$100.00 fine**
7. No parking is allowed along the front road, in the fire lanes on either side of the parking garages or the rear of the property gravel road. Exceptions for loading and unloading are allowed. Parking in front of the clubhouse is limited to 10 minutes. Vehicles will be towed without warning.

Pets

1. One (1) pet per Unit may be kept by a Unit Owner in Unit Owner's Unit, but only if such pet does not cause a disturbance or annoyance on the property or to other Unit Owners. All dogs and cats are required to be registered at the HOA office. If a pet creates disturbances and annoyances to neighbors, the Association reserves the right to demand the permanent removal of such pet.
2. All pets must be held or kept leashed and attended at all times that they are in the Common Elements, or otherwise out-of-doors, and all owners of pets shall be held strictly responsible to immediately collect and properly dispose of the wastes and litter of his or her pets. **The Association has designated specific areas within the Common Elements where pets are to be curbed by their owners. The designated areas are defined as having pet waste stations installed. \$100.00 fine**
3. The keeping of a dog at the condominium is a conditional license. The conditional license is subject to the following conditions: (a) a dog must be on leash at all times when outside of the Unit Owner's Unit; (b) a dog must not be curbed at any place on the property except such places designated for such purposes (areas designated are marked with signage and pet waste stations) ; (c) dogs are never to be left unattended in any public area; (d) Unit Owners must clean up after their dog; and (e) no dogs are allowed that have had attack training, even if law enforcement or military, and even if deprogrammed.

4. No pit bulldogs or part-pit bulldogs, or Rottweilers or part-Rottweilers are allowed on the premises.
5. All pets are to be fed indoors. No food should be left on balconies or Common Areas. Feeding of wildlife is strictly prohibited.
6. Pets are not allowed to use unit patios or balconies as restrooms. **\$100.00 fine**

Pool Area

All guests must be accompanied by a resident/owner while in the **Pool Area**.

The Pool Area is defined as the fenced area surrounding the pool, hot tub, splash pad, bathhouse and pool deck.

THERE IS NO LIFEGUARD ON DUTY.

All persons using the pool facilities do so at their own risk. The Association will not be responsible for any loss of personal property. The pool does not maintain facilities for checking valuables.

1. The Association reserves the right to limit the times and days for which the pools will be available. The pool hours will be posted at the pool site. Management may close the pool at any time if judged necessary.
2. Use of the pool is restricted to residents/owner and guests. A maximum of four (4) non-resident guests per “resident household” will be allowed on a limited basis. All guests must be accompanied by a resident/owner at all times while at the pool facility.
3. A resident eighteen (18) years of age or older must be present and responsible for guest or resident children under the age of sixteen (16). Parents or guardians who accompany children must remain with the children during the time the children are in the pool area, and are responsible for the children’s safety and actions, and for any damage which may occur. No children under the age of 12 will be allowed in the hot tub without adult supervision.
4. Children in diapers are permitted in the pool provided diapers are swimming diapers. Diapers may not be disposed of at the pool site. They must be taken with the resident when leaving the pool.
5. Posted rules are to be observed at all times.
6. No diving.
7. If there is a lifeguard on duty, he or she has the authority to use his/her own discretion to maintain pool safety and etiquette.
8. Proper swimming attire is required at all times. No cutoffs are permitted in the pools. Women must have bathing suit tops and bottoms tied at all times.
9. During inclement weather, such as lightening or thunder, or other conditions hazardous to swimmers, everyone is required to leave the pool area. Management may close the pool under such circumstances. Pool gates will be locked during pool closures and people will be required to leave the pool area.

10. Screaming, boisterous conduct, unnecessary splashing and throwing a ball or other objects in the pool or pool area are not permitted. Soft ball such as beach and nerf balls are allowed. No running, pushing, wrestling, jumping or rough play are permitted in or about the pool. No climbing or wading in the waterfall area.
11. Life preservers, when worn for safety, are permitted in the pool. Other floatation devices are allowed, as long as it is not disturbing the enjoyment of the pool for other residents.
12. Food and Drink are permitted on the deck area only and may not be within five (5) feet of the water or in the water. Cleanup of any food or drink is required.
13. No glass containers are permitted in the Pool Area. **\$100.00 fine**
14. Persons suspected of being under the influence of drugs or alcohol may be prohibited from entering the pool area. Any person intoxicated will be asked to leave.
15. All residents and guests are required to dispose of trash in the receptacles.
16. Smoking is prohibited in the Pool Area.
17. Radios and music players may be used in the Pool Area only with individual headphones.
18. Persons with infections or contagious health conditions must not use the pool. Swimmers with skin lesions, inflamed eyes or discharge from the nose or ears, open blister or cuts will not be permitted to enter the water.
19. Animals, with the exception of seeing eye/service dogs, are not permitted in the Pool Area. **\$100.00**
20. Pool furniture must remain within the Pool Area. Additional furniture may be brought to be used at the pool but must be taken out of the Pool Area before closing each night.
21. Replacement or repair costs for any damaged pool property will be charged to the person or persons responsible. Parents are responsible for any damage caused by their children, and residents/owners are responsible for any damage caused by their guests.
22. All injuries must be reported to the HOA office immediately.
23. All persons must shower before entering the pool.
24. Wet clothes or bathing suits are not to be worn inside the clubhouse at any time. Violators will be asked to leave immediately.

Gym and Basketball Court Area

All guests must be accompanied by a resident/owner while in the Gym and Basketball Court Area.

1. Recreation Pass (wristband) required for every person (12 and older) using the facilities, maximum 2 Guests per unit.

2. Minimum age is 16, under 16 requires adult supervision.
3. Shirts and shoes must be worn while using facilities, No wet swimsuits or clothes.
4. Put all weights and bar back on weight tree, dumbbells on rack after use.
5. Wipe down equipment after use, anti-bacterial wipes provided.
6. No weights or dumbbells should be placed on vinyl benches or seating.
7. Dropping and slamming of machine, free, or dumbbell weights is prohibited.
8. Usage of the basketball court is limited to 30 minutes. A sign-up board will be available to give as many people as possible the opportunity to use the facility. A maximum of two (2) non-resident guests per "resident household" will be allowed.
9. No throwing/bouncing balls against upper unprotected sheetrock in basketball court area.
10. No grabbing or hanging from basketball hoop or net.
11. Turn-off televisions and lights if the last person to leave facilities.

THE ASSOCIATION AND ITS AGENTS ASSUME NO RESPONSIBILITY FOR ANY ACCIDENTS OR INJURIES IN CONNECTION WITH THE USE OF THE POOL. PERSONS USING THE POOL RELEASE AND INDEMNIFY THE ASSOCIATION AND ITS MEMBERS AND AGENTS FROM ANY CLAIMS IN CONNECTION WITH ANY LOSS OF LIFE OR PERSONAL INJURY OR DAMAGE TO OR LOSS OF PERSONAL PROPERTY.

Fines

1. Violations of the Rules will result in fines ranging from \$25.00 to \$100.00 per violation depending on the severity and the frequency of the violations. Each reoccurrence of a violation results in doubling of fine.
2. The Fines Committee will meet each month for the purpose of hearing resident violation ticket appeals. The place, date and time will be noted on the bottom of the violation ticket when issued.
3. All fines are due within 30 days. If unpaid, amenity privileges will be revoked.

The Island Reserve Board of Directors has adopted, approved and passed the above "Rules and Regulations" and they are now a permanent part of the occupancy requirement of Island Reserve. Owners may suggest and the Board may adopt, add, or modify necessary changes to the Rules. Policies are adopted to enhance the safety, security, peaceful, clean and pleasant environment for all the owners and their guests.