

Island Club

Rules & regulations

Island Club Homeowners Association
4010 Island Club Drive
Lantana, FL 33462

REVISED JULY 15, 2009

Island Club Home Owner's Association
Rules and regulations

FORWARD

The regulations set forth apply to all residents of the Island Club. They have been approved by the Board of Directors and are in conformance with the Associations' documents. They are intended to make living in Island Club pleasant and comfortable, as well as to protect the value of property and investment. Please become familiar with all rules and regulations. Below are a few things to remember as a member of the community.

- 1) Board of Director meetings are held at the cabana in pool area, weather permitting. Please look for a sign posted at the entrance for date & time.
- 2) Annual membership meeting (election of Directors) is held in March. Please look for a sign posted at the entrance for date & time.
- 3) Each resident must keep property neat and clean and maintained in an orderly fashion.
- 4) Clean sidewalks with a little bleach and scrub with a broom.
- 5) Garage doors should be hosed down periodically to keep them sparkling.
- 6) Driveways should be sealed every six to twelve months to repair holes & cracks.
- 7) Replacement of light fixtures, mailboxes and garage doors need the approval of the Board. Contact Board for specifications that must be met.
 - Mailboxes – must be white
 - Light Fixtures – must be white
 - Garage Doors – must be white
- 8) Recreational ID must be carried when at Pool/Spa and/or Tennis Court.
- 9) Use of all recreational facilities (pool, spa and tennis court) is limited to four (4) guests per unit at any one time.

Section 1 -- Landscaping

1. Homeowners are responsible for maintaining the limited common property around their unit and keeping the area aesthetically pleasing. The only exception being complete lawn maintenance and limited landscaping.
2. All lawns are maintained by the association.
3. All privacy hedges between units are maintained by the association.
4. The landscaping along the walkways and in front of the units will be maintained (trimmed, cut, and weeded by chemicals) by the association along with the clean up after said work has been completed. However, the homeowner may choose to maintain these areas themselves.
5. If they so choose, the homeowner must place a reflective post in the area if he chooses to maintain the landscaping by his/her unit.
6. If the area is not maintained properly, the association has the right to take back responsibility for maintenance.
7. If plantings around the unit die from natural causes, the homeowners are responsible for replacing.
8. If additional plantings are needed or wanted, the homeowner is responsible for purchasing and planting.
9. No trees that grow to the height of the roof are allowed along the walkways or anywhere near the buildings where the branches will hang over the roof. If there are, the HOA has the authority to cut them down.

Section 2 -- Entrance Doors and Garage Doors

1. It is the responsibility of the owner(s) to maintain a pleasing appearance of both the Garage and Entrance doors by painting, repairing or replacing when needed.
2. Owner(s) must replace any door that has deteriorated beyond normal means of repair.
 - a. If door replacement is needed, homeowners must contact the Board of Directors for specifications.
3. If action is not taken to correct unsightly doors, the Board of Directors, at the homeowner's expense will replace the offending door.

Section 3 -- Driveways/Roadways/Walkways/External Fixtures

1. The Association is responsible for the maintenance of all normal wear and tear on roadways.
2. All homeowners and their guests **must obey speed limits** posted in the area.
3. Homeowners are required to clean the driveway and/or roadway of any oil or other fluids discharged by any vehicle of their own or by their visitors
4. Driveways should be sealed every six to twelve months to repair holes & cracks.

5. No unlicensed motorist is allowed to drive any type of vehicle within the Island Club boundaries.
6. Garages and driveways should be used for parking and if additional, temporary space is needed, the roadway on the fence side may be utilized,
7. Parking on any grass area is not permitted.
8. Sidewalks must be kept clean. If painted the color can ONLY be cement white, light gray of the EXACT color of the Island Club units.
9. Replacement of light fixtures, mailboxes and garage doors need the approval of the Board.
 - a. Mailboxes – must be white
 - b. Light Fixtures – must be white
 - c. Garage Doors – must be white

Section 4 -- Vehicles

1. Due to limited parking availability, as of October 2006, homeowners (occupants or residents) are limited to no more than three **permanent** vehicles per unit.
 - a. Existing homeowner's who **DO NOT have more than 3 permanent vehicles as of this date** are held to this rule.
 - b. Existing homeowner's who had more than 3 vehicles as of this date and at any time has had 3 or less will be held to this rule.
 - c. All permanent vehicles must be registered with the association and have a parking decal obtained from the management company or the Board of Directors. The decal must be attached to the rear of the vehicle and visible.
2. Extended visitors with a vehicle parked on the premises must obtain a guest pass from GRS or a member of the Board of Directors.
3. No vehicle with permanent commercial signs, unregistered vehicles, trucks, boats, trailers, mobile homes, campers, recreational vehicles, motorcycles, mopeds, etc. shall be parked at any time on any portion of the Common Properties.
 - a. Commercial vehicles making deliveries or performing services shall be permitted on the Common Properties.
4. Any other said vehicle shall not park overnight on any portion of the Common properties or any lot (except in the confines of a garage).
5. The Association shall have the right to authorize the towing of any such vehicle in violation of this rule, with costs and fees, including attorney's fees (if any) being borne by the owner(s) of the vehicle or by the violator.
6. Any homeowners with commercial vehicles that have removable magnetic signs must remove them when the vehicle is on Island Club premises.
7. No owner(s) shall engage in or permit any assembling or disassembling of any motor vehicle, except within the confines of the owner(s) garage.

Section 5 -- Proscribed Activities within the Complex:

1. No transmitting or receiving aerial or antenna shall be attached to or hung from any part of the Common Properties unless approved by the Board of Directors.
2. No alterations or additions to the exterior of the building are permitted unless approved in writing by the Architectural Committee
3. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Properties, the swimming pool area, or the Limited Common Properties.
4. The sidewalks, walkways, streets and parking areas shall not be obstructed or used for any purposes other than ingress and egress to owners' lots and Common Properties.
5. No clotheslines or other similar devices shall be allowed on any portion of the Common or Limited Common Properties.
6. No tree climbing allowed.
7. No swimming/boating is allowed in the lakes. Only fishing is allowed.
8. No **trash dumping** on any portion of the Common or Limited Common Properties.
9. The homeowner is responsible for any damage done to the common and/or limited common property (i.e. hedges, grass).
10. No parking on the grass.

Section 6 -- Pets

1. According to a Palm Beach County ordinance passed in April 2002, the maximum number of domesticated pets allowed in homes on a ½ acre or less is four.
2. No commercial breeding is allowed.
3. Dogs cannot be left out or tied up outside a property.
4. Dogs must be walked on a leash and any feces left by the dog must be picked up.
 - a. **THESE ARE PALM BEACH COUNTY REGULATIONS** and violators will be fined and charged to the fullest extent of the law.
5. **Cats** should not be left out to stray, as they tend to dig and spray on flowers and shrubs thus destroying landscaping.

Section 7 -- Noise and Disturbances

1. Noise of all kinds shall be kept low enough so as not to disturb neighbors.
2. No activity is permitted that might interfere with the rights, comfort, or convenience of other residents.
3. Objectionable behavior by anyone visiting Island Club will not be permitted.

4. Any damage to the common elements, property, or equipment belonging to the Island Club, which is caused by an owner(s), owner(s) family, guests or tenants, shall be repaired at the owner(s) expense.

Section 8 -- Garbage, Recycling, Yard Clippings

1. All garbage cans and recycling bins should not be placed out until the evening prior to, or the morning of the actual pick up.
2. All garbage must be placed in cans with secure lids.
3. No "bags" of trash are to be left out over night. If using bags, they must be placed out the actual day of pickup.
4. Garbage cans and/or recycling bins should not be left out during non pick up days. They must be stored in the garage or in areas not visible to the general public.
5. Pick up is on Tuesday for garbage cans and recycling, and on Friday for garbage cans only. (Subject to change)

Section 9 -- Pool and Spa

Please read all the rules below prior to using Pool and Spa. They are also posted in the pool area. Pool Regulations must be enforced due to code enforcement and stringent insurance requirements.

1. Use of all Recreational facilities will be prohibited if association assessment fees are delinquent or violations have been issued and not corrected by owners/residents of the community.
2. Homeowners and/or residents and their guests must carry their HOA RECREATIONAL ID card when at the pool.
3. Use of all recreational facilities (pool, spa and tennis court) is limited to four (4) guests per unit at any one time.
4. All New Homeowners need to ensure that the seller provides him with pool and tennis keys at closing. If they do not, the new owners will be charged \$10.00 by the association to acquire a new set.
5. Replacement keys requested from the HOA Board will cost \$10.00.
6. The pool gate must be closed and locked when entering or exiting the pool area.
7. Always maintain safety & cleanliness around the pool.
8. SWIM AND USE FACILITIES AT YOUR OWN RISK
9. NO private parties are allowed in the pool area.
10. Radios and other music devices must be used with personal headphones.
11. Hours of operation are dawn to dusk.
12. Bathing Load in the pool is set at 12 Persons
13. You should shower before entering pool or spa

14. Children under 14 years of age **MUST** be accompanied by an adult of 21 years or older and that adult must be a resident of the community.
15. Children in diapers are **NOT** permitted in pool or spa at any time.
16. Proper bathing suit attire is required. No cut-offs, shorts or street clothes permitted in the pool or spa.
17. Cover chairs and lounges with towels prior to use.
18. Turn lounges on side when finished with use.
19. No animals allowed in pool area.
20. No food or drinks allowed in pool/spa or on pool/spa deck
21. No bottles or glassware of any kind permitted in pool area.
22. No running and/or diving is permitted.
23. No reckless, unsafe or disruptive behavior is permitted.
24. Local/Day guests must be accompanied by a resident
25. Both the Mens and Ladies facilities must be kept locked at all times.
26. Personal (rafts) or safety (noodles, arm floats) flotation devices only.
27. Damage caused by an owner, their tenants or guests will be the responsibility of the owner.
28. Bathing Load of the spa is set at 4 Persons
29. Maximum Temperature of the spa is 104F
30. Children under 14 years of age must have adult supervision when using the spa.
31. Pregnant women, small children, people with health problems and people using alcohol, narcotics, or other drugs that cause drowsiness should **NOT** use the spa without first consulting a doctor
32. Maximum use of the spa is 15 minutes
33. No person is allowed to adjust the temperature controls on the Pool or Spa.
34. Failure to comply with the pool/spa rules is grounds for fines and/or restricting offender(s) use of pool/spa area.

Section 10 -- Tennis Court

1. The court is to be utilized for tennis playing only.
2. Homeowners and/or residents and their guests must carry their HOA ID card when at the tennis court.
3. Skating, roller-blading, bicycling, skateboarding or any other sport is not permitted on the courts
4. The gate must be kept locked at all times when not in use.
5. When using the tennis court appropriate tennis shoes are required.

Section 11 -- Sales and Leasing

1. No leasing is permitted during the first year of ownership.
2. No owner(s) may lease or sell a residence without written approval of the screening committee of the Association appointed by the Board of Directors.
3. If an owner(s) desires to lease or sell a residence, the owner(s) shall obtain from the Association or Management Company an ***Application For Purchase or Lease***.
4. This form is submitted, along with proposed lease or sale contract to the screening committee for approval.
5. This application, an application for approval and authorization must be completed in detail by ***EACH*** proposed occupant, other than husband/wife or parent/child (which is considered one applicant).
6. If any question is not answered or left blank, this application will be returned, not processed and not approved.
7. *A non-refundable processing fee of \$100.00 made payable to ***Island Club Home Owners Association*** for each applicant, other than husband/wife or parent/dependent child, must accompany each application.
8. The completed application must be submitted to the Association at least ***20 days prior*** to the expected closing date.
9. All applicants must make themselves available for a personal interview prior to final Board of Directors approval. ***Occupancy prior to Board approval is prohibited.***

Section 12 -- Escrow Deposits on Leasing

1. Any owner(s) wishing to lease must ***escrow a \$300.00, three hundred dollar security deposit*** with the Island Club Home Owners Association.
2. The funds must be escrowed and cleared prior to interview and final Board of Directors approval.
3. The funds must remain in escrow for each lease term and will be returned to the owner(s) within 30 days of lease termination as per dates of lease agreement.
4. This security deposit covers all Common Property and Limited Common Property.
 - a. Please contact the Association or Management Company for forms.
5. Each residence may be leased a maximum ***Two*** times per calendar year, and a lease term of not less than ***Six*** months.

Please note; if an owner(s) does not provide the Association with all the necessary documents stated above before entering into a lease, then at any time after receiving knowledge of an invalid lease, the Board of Directors at it's election and without notice may disapprove such a lease. If the committee does not approve the lease, it may deny the unauthorized lessee or occupant the use of the recreational facilities located on the Common Properties and may take other action available by law and /or equity to divest the unauthorized lessee of possession of the residence.

Island Club's Rules & Regulations shall be enforced as follows:

Overview of Violation Policy

1. The Island Club's governing documents allow the association the ability to fine or suspend use of common areas and/or facilities for a reasonable period of time when a violation of the rules/regulations or by-laws has occurred.
 - a. The fine/suspension may be levied against a homeowner or the homeowner's tenant, guest or invitee.
 - b. A fine/suspension can not be imposed without notice of at least 14 days, and an opportunity for a hearing before the Hearing & Fining Committee.
 - c. A fine will be an initial \$50 per violation for property compliance issues. The \$50 fee may be assessed each day of non-compliance not to exceed \$1,000 in aggregate.
2. Residents of the community or the property manager who notice violations can submit a completed "Safety or Rules Violation Report Form" (available in the Pool area) to the Management Company or email the Property Manager detailing all pertinent information (as noted on the Violation Form).
 - a. A violation letter will then be sent to the homeowner giving them a defined period to comply, depending on nature of violation.
 - b. When the time period for Violation Letter #1 is up, the property will be reviewed for compliance.
 - c. If in compliance, it will be marked as resolved.
 - d. If non-compliance, Violation letter #2 will be sent indicating there will be a fine levied if the homeowner does not comply within the specified time period.
 - e. Again, if no compliance a third certified letter will be sent giving the homeowner the ability to appear before the Hearing & Fining Committee on a specified date to appeal the fine.

- 1) If homeowner appears, the Hearing & Fining committee listens to both sides and makes a finding on the violation. This finding is turned over to the Board of Directors for action.
 - If found to be in violation, the fining continues until it reaches the maximum of \$1,000 or compliance occurs.
 - If the committee finds the homeowner to not be in violation, the violation and fine is removed.
- 2) If homeowner does not appear before the Hearing & Fining Committee, a determination is made and the account is turned over to the Board of Directors for action (as in above).

These rules and regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association.