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# ISLAND WALK HOMEOWNERS' ASSOCIATION RULES AND REGULATIONS

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\*For additional rules and restrictions involving a project requiring ACC approval. Please see the ACC Requirements and Procedures doc

The Island Walk Board of Directors has approved the Consolidated Rules and Regulations and penalty schedule for Island Walk property Owners and Tenants. The Rules and Regulations which follow have been put into categories with corresponding Violations Fines. For the purpose of consistency of these Consolidated Rules and Regulations, the term "Resident" shall refer to a Unit Owner or Tenant. Violation letters will be sent out informing the resident of the violation date, type and reiterating the violation rule. The Resident will also be notified of the amount of the fine, due date, and hearing date. Resident inquiries will be managed by the Compliance Officer.

### ADMINISTRATIVE RULES

1. The Residents, their guests, vendors and contractors of each Lot in Island Walk shall abide by each and every term and provision of the Declaration of Covenants, Conditions and Restrictions for Island Walk, the Articles of Incorporation, By-laws of the Association, and these Rules and Regulations.
2. Complaints regarding the actions of residents, their guests, vendors and contractors shall be made in writing to the Association.
3. The Association, through its Board of Directors, shall have the right to assess fines against Residents who violate, or whose guests, vendors and contractors violate the Rules and Regulations as stipulated in these "Consolidated Rules and Regulations," any term, provision or condition of the Declaration of Covenants, Conditions and Restrictions for Island Walk, the Articles of Incorporation or Bylaws of the Association.
4. Fines will not be levied for first violations that are corrected within 15 days of the date of the violation notification letter. Fines for violations that are not corrected within 15 days or repeated violations of the same Rule will accrue from the date of the violation notification letter whether or not the violation is appealed to the Hearing Committee and/or the Board of Directors.
5. The Association, through its Board of Directors, shall have the right to file liens and to file a foreclosure to collect fines as subject to State and Federal Statutes.
6. Any consent or approval given under these Rules and Regulations by the Association may be rescinded at any time by the Board.
7. These Rules and Regulations may be modified, added to, or repealed in accordance with the Declaration of Covenants, Conditions and Restrictions for Island Walk, Articles of Incorporation and By-laws of the Association.
8. For the purpose of these Rules, "Common Area" shall mean and include all streets, roads, swales, the lawn between the sidewalk and street, and driveway aprons between the sidewalk and street. Common Area shall also include the Town Center parking lots and all other Association owned Property.
9. Use of any Island Walk Homeowners Association facilities or Common Area is strictly limited to the intended purpose. Any other activity or use, except for the purpose for which it is intended, is strictly prohibited. Exceptions can be made on a case-by-case basis through the written approval of the President of the Board of Directors.
10. Any fine levied, with due notice and opportunity for a hearing, which is not paid in a timely manner may result in a suspension of use rights to Island Walk amenities. Amenities include, are but not limited to: the Fitness Center and Resident's Lane at the Entry Gate.
11. The homeowner/tenant shall be liable to the Association for all costs incurred in the enforcement actions including attorney's fees. However, the homeowner is ultimately responsible for all costs.
12. Entry Gate personnel, Association Management staff, Members of the Board of Directors, and the Compliance and Hearing Committee Members work to protect the health, safety, and lifestyle of Residents and guests. If anyone violating these Rules and Regulations fails to respond to verbal directions from any of the above personnel, they shall be held liable to a \$100 fine in addition to the published fine for that violation. Verbal directions may include instructions to cease and desist the violation or for the offender to identify themselves.
13. This document supersedes any previous versions of Consolidated Rules and Regulations.

## CLASS I VIOLATIONS - \$100.00 FINE

A Class I Violation is defined as a violation that has a significant probability of affecting safety, health, security or has legal consequences. This is a major and severe violation. The fine for a violation in this class is \$100.00 and may be levied based on each day of a violation with a single notice and opportunity for hearing. Any repetitive violation of the same Rule or Regulation will be assessed at \$100.00 per incident, per day, until compliance, with an aggregate of \$1000.00 maximum.

1. Any damage to the Common Area, property, or equipment of the Association caused by any resident, their families or guests shall be repaired or replaced by the Association at the expense of such resident. Common Area and those facilities in and around the Town Center buildings include, but are not limited to, the resort pool, lap pool, bocce courts, lawn bowling area, putting green, gazebo, tennis courts, and tennis pavilion, and pickleball courts.
2. The Common Area of the Association is meant for use by the residents and their guests, only during those hours and days when such areas are open and available for use as determined by the Association. Common Area facilities may be closed at other times when it is deemed necessary due to safety concerns.
3. Littering is not permitted within Island Walk and on Island Walk property outside the fence.
4. Dumping of any materials, chemicals, plants, animals, or their waste, or fish into the Island Walk lakes, either directly or through the street or water retention drains, is prohibited.
5. No vehicle shall be parked at any time on any sidewalk or portion of a driveway which would block, in whole or in part, the sidewalk, or be positioned as to prevent access to another Unit's driveway.
6. No vehicle may be driven or parked on any sidewalk or internal residential walkways.
7. Registered golf carts are allowed on the streets and wide internal pedestrian walkway system along the lakes but prohibited on the narrow residential sidewalks
8. All dogs and cats must be leashed and are not permitted to run free. Residents, or their delegate, walking an animal must clean up the animal waste and dispose of it in their trash container. No resident is permitted to maintain in his or her Unit a bull terrier (pit bull) or any dog of violent temperament. Pets are not permitted inside the Town Center, fitness center, tennis courts, pool areas, post office or restaurant except for service animals.
9. The riding of bicycles, tricycles, golf carts, standup scooters, skateboards, inline skates, roller-skates and similar wheeled devices is not allowed inside the Town Center, within the fenced swimming pool areas, on the Town Center paver sidewalks, (except along the lake), on any Town Center grass areas or artificial turf, on the tennis courts and tennis pavilion or on the lakeside gazebo. The before-mentioned devices is also prohibited on the gasoline pump driveways and parking lot from the commercial properties on the West side to the real estate office on the East side, and from Town Center Circle on the South to the restaurant/post office building. The parking of bicycles, scooters or tricycles is not allowed within the fenced swimming pool areas or on any of the sidewalks around the Town Center. All bicycles are to be parked in bike racks.
10. The operation of gasoline powered standup scooters, Go-Peds, unlicensed Mopeds, all ATVs, and all dirt bikes is prohibited within Island Walk.
11. Projects requiring application to the Architectural Control Committee (ACC), are those that affects the external appearance of a Unit, its Lot or the Lot's landscaping. No project shall be initiated unless approved by the Architectural Control Committee in writing. If exterior work is performed that does not comply with the ACC Requirements and Procedures and is not approved by the Committee and/or a variance is not granted by the Board of Directors, the improvement must be removed or restored to its original state or modified to comply with the ACC Requirements and Procedures with written approval from the Committee. Damage repairs to the Common Area or another Resident's property, will be billed to the property Owner as an individual assessment.
12. If any improvement shall be altered in a manner which fails to conform with the approval granted from the ACC, the Owner, as applicable, shall within 30 days of written demand of the Association or ACC, have such improvement removed or restored to comply with the ACC Requirements and Procedures as originally approved.

13. No Unit shall be used, in whole or in part, for the storage of any property or thing that may cause such Unit to appear to be in an unclean or untidy condition or that may be obnoxious to the eye. All Units and Lots shall be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage shall be allowed to accumulate. No illegal or offensive activity, obnoxious odor or noise shall be permitted to cause a nuisance to any person.
14. Motor Home, Camper or Recreational Vehicle parking within Island Walk is restricted to six (6) hours within a time period of seven (7) days for loading, unloading, and/or cleaning. No Motor Home, Camper or Recreational Vehicle shall be used for living, sleeping, or housekeeping purposes when parked within Island Walk. Any Motor Home, Camper or Recreational Vehicle entering Island Walk must display an Island Walk Visitor's permit. The permit must be displayed and readable in the front windshield of the vehicle.
15. All pods, dumpsters, U-Hauls, and similar components must display a permit issued at the Town Center and facing the street side before such an item can be placed on Resident's driveway. Permits are issued for 3 days and can be renewed one time. Item cannot block sidewalks or be placed on any vegetation.
16. Roof tiles stored in the exterior of a private property are only permitted while roof construction is underway and must be stored inside the property after construction is completed. Roof tile storage violations are considered a first and only notice to correct immediately.

### CLASS II VIOLATIONS - \$50.00 FINE

A Class II Violation is defined as a violation that creates a nuisance and/or is aesthetic in nature and has a very low probability of affecting safety, health or security. The fine for a violation in this class is \$50.00 and may be levied on the basis of each day of a violation with a single notice and opportunity for hearing. Any repetitive violation of the same Rule or Regulation will be assessed at \$50.00 per incident, per day, until compliance, with an aggregate of \$1000.00 maximum.

1. No bicycles, tricycles, scooters, baby strollers or other similar vehicles or toys shall be allowed to remain in the Common Area. The walkways, bridges, sidewalks, and streets shall not be obstructed.
2. No Resident shall do or permit any assembling or disassembling of motor vehicles except within his or her garage. Each Resident shall be required to clean their driveway of any oil or other fluid discharged by their or anyone else's motor vehicle.
3. An Owner may install an antenna or satellite dish within certain restrictions and placement preferences as defined by the Board of Directors and the Architectural Control Requirements and Procedures.
  - a. ACC approval is required for antennae used for AM/FM radio, amateur ("ham") radio, Citizens Band (CB) radio or Digital Audio Radio Services ("DARS"). Any such antenna may not be installed above the soffit level of any Unit nor outside the lanai enclosure. No draping of wires from the Unit to a tree or other structure nor affixing of any antennae to a tree, tower or other structure on the Lot will be allowed.
  - b. Any antenna or satellite dish placed on an Owner's Lot must be screened from view from neighboring properties, and pedestrian and vehicular access areas.
  - c. Plantings required to screen the device from view must be approved, in advance, by the ACC.
  - d. The ACC may require that the device be painted.
  - e. An Owner is prohibited from installing any such devices on their Lot or Unit which installation is located or encroaches into the Lot Easement in favor of the immediately adjacent Lot. Such devices cannot encroach on the Common Area.
4. Any meteorological measuring instrument or sensor must be placed below the roof line and may not extend beyond the soffit of a Unit. Additionally, such devices may not be attached to the exterior of a lanai screen cage. Wind vanes are not permitted.
5. Feeding wildlife inside Island Walk is prohibited. Bird feeders are not allowed.
6. All garbage and refuse from the Units shall be disposed of in each Unit's private garbage containers, which can only be stored in the Unit's garage. No garbage container or refuse, including yard waste, shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. The current pick-up

days are Wednesday and Saturday. Leaving garbage containers at the curb or end of driveway for more than 24 hours before or after designated pick up day is prohibited. Garbage bins must be stored in the garage.

7. No garage doors shall be permitted to remain open except for temporary purposes. No garage shall be used as a living area. No garage may be altered so as to prevent the parking of two vehicles therein except for the Catalina Unit, which accommodates one (1) vehicle.
8. Basketball poles and hoops are not permitted after dusk in a Unit's driveway or exterior to the Unit and never in the street.
9. Except as provided in Seasonal Decoration Regulations, exterior artificial vegetation, sculpture, fountains, flags and similar items must be approved by the ACC. This includes decorative flags and/or banners. No flags or banners may be flown in any manner at any Unit with the exception that:
  - a. A resident may display, in a respectful manner, without ACC approval, one (1) portable, removable United States flag and/or official flag of the State of Florida, no larger than 4.5 feet by 6 feet.
  - b. A resident may display, in a respectful manner, without ACC approval, one (1) portable, removable official flag no larger than 4.5 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard or POW-MIA, or first responder flag.
10. All exterior lighting, which differs from that installed when the Unit was originally built, must be approved, in advance by the ACC.
11. The Bocce Courts shall be used only for Bocce playing. The Putting Green shall be used only for putting. The East Lawn is "everyone's backyard". Current usage: lawn bowling, croquet, soccer, kids throw and catch, etc.
12. No tree can be removed without ACC approval.
13. No plantings shall be permitted by the Residents of any Unit except as may be approved by the ACC
 

Exception: Annual (low) flowers and replacement of dead plants installed by the Association.
14. Residents may not plant or place mulch in the Common Area.
15. No above ground pools shall be erected, constructed or installed on any Lot.
16. Window tinting may be permitted, as long as the film color shade is charcoal, light gray, or medium gray. ACC approval is required, and a sample of the film must be submitted with the application.
17. No gasoline powered watercraft is permitted on any of the lakes, except usage from the Lake Committee and Lake Vendors. Watercraft(s) are not permitted on the lakes at night.
18. Swimming or wading in any Island Walk lake is prohibited. The Association shall not be responsible for any loss, damage, or injury to any person or property arising from his or her use of the lakes, canals, or water bodies within Island Walk.
19. No Unit shall be used in any trade, business, professional, or commercial capacity that creates a public nuisance.
20. No sign, symbol, name, address notice or advertisement shall be inscribed or exposed on any window ~~vehicle~~ or other part of a Unit, Lot or Common Area without written approval of the Island Walk Board of Directors.
  - Exception 1: Those permitted by Seasonal Decorations Regulations
  - Exception 2: House number signs as defined in Architectural Control Requirements and Procedures do not require ACC or Board approval.
  - Exception 3: Any sign required to be allowed by Florida Statutes.
  - Exception 4: Restricted Vehicles as noted in Vehicle Regulations 3 and 4.
21. During the Florida Hurricane Season (June 1st through November 30th) ACC approved shutters or panels may be placed over window and door openings without limits so long as they are painted white or are made of a clear material. Hurricane shutters placed on the house before June 1st or after November 30th are prohibited. Shutter violations are considered a first and only notice to correct immediately.
22. Any time that Collier County, Florida is placed under a tropical storm or hurricane watch or warning, Residents may cover their window and door openings with hurricane shutters, panels or other protective covering, including plywood. After a tropical storm or hurricane watch or warning has been declared over in Collier County, any window

or door coverings not approved by the ACC must be removed within 7 days of the declaration.

23. No clothing, laundry, or wash shall be aired on any portion of a Lot in an area exposed to view from: frontage, adjacent parcels, adjacent common areas.
24. Woodpecker deterrents: Allowed March 1<sup>st</sup> through July 31<sup>st</sup> of each calendar year, subject to the conditions set forth.
  - a. Residents/Owners can affix the following to their homes as deterrent to damage caused by Woodpeckers or other birds.
    - Reflective discs no larger than 7 inches in diameter.
    - Mylar streamers (with or without discs) no longer than 12 inches in length.
    - Gel discs painted White.
  - b. Disks, streamers, and gel disks must be affixed no less than 4-5 feet apart.
  - c. Other than set forth herein, deterrents cannot be mixed.
  - d. Deterrents do not include:
    - Balloons
    - Fake or plastic owls
25. All draperies, curtains, shades or other window coverings installed in a unit, and which are visible from the exterior of a unit, shall have white backing.

Conduct and Communications Standards Regarding Association  
Directors, Committee Members, Management, Operations, Business

**NOW THEREFORE BE IT RESOLVED** by the Board of Directors that the following rules and regulations be, and the same are hereby, adopted by and on behalf of the Association:

1. Capitalized terms when used herein shall have the same meanings ascribed to such terms as are set forth in the Declaration. The term "Director" shall mean and refer to any person serving on the Board. The term "Officer" shall mean and refer to any person holding an office defined as such in the Bylaws of the Association. The term "Committee Person" shall mean and refer to any person holding a position on any Committee.
2. It is hereby made a violation of the Rules and Regulations for any Member, Owner, Tenant, invitee, licensee, Guest, or other person in Island Walk to attempt or to directly or indirectly harass or otherwise interfere with the Board or any Committee, Director, Officer, or Committee Person while such Director, Officer, or Committee Person is acting in his or her respective capacity as a Director, Officer or Committee Person.
3. It is hereby made a violation of the Rules and Regulations for any Member, Owner, Tenant, invitee, licensee, Guest or other person in Island Walk to take any action to communicate at an unreasonable hour; to harass whether verbally, in writing, or physically; or to otherwise threaten or interfere with the right of quiet enjoyment of any Director, Officer or Committee Person related to any action taken by the Board or Committee or by that Director, Officer, or Committee Person on any issue pending or expected to be pending before the Board.
4. It shall further be made a violation of the Rules and Regulations for any Member, Owner, Tenant, invitee, licensee, Guest or other person in Island Walk to attempt to or to directly or indirectly harass or otherwise interfere with the duties and responsibilities of the Association's Management Agent, any employee of the Management Agent, any company contracted by the Association to provide products and/or services at Island Walk, or any employee of such contracted company. Members, Owners, Tenants, invitees, licensees, Guests and other persons in Island Walk shall at all times conduct themselves in a courteous and neighborly manner towards the Management Agent, its employees, any company contracted by the Association to provide products and/or services at Island Walk and any employee of such contracted company and shall not take any action to harass, whether verbally, in writing, physically, or to otherwise threaten or interfere with the tasks and duties of the Management Agent, its employees, any company contracted by the Association to provide products and/or services at Island Walk and any of such contracted company's employees.
5. It shall further be made a violation of the Rules and Regulations for any Member, Owner, Tenant, invitee, licensee, Guest or other person in Island Walk to direct or instruct, or attempt to direct or instruct any employee of any company contracted by the Association to provide products and/or services at Island Walk, unless otherwise expressly authorized by the Board or an Officer thereof.
6. It shall further be made a violation of the Rules and Regulations for any Member, Owner, Tenant, invitee, licensee, Guest or other person in Island Walk to contact, solicit, seek out or attempt to contact, solicit, or seek out, any company to provide products or services to the Association or at the Association's expense.
7. As used herein, the words "harass" and "interfere" shall mean any conduct that is not consistent with the highest standards for a First-Class Residential Community, including, but not limited to, yelling, cursing, annoying persistently, intimidating, bullying, cyberbullying, other types of abusive behavior, and using threatening language or threatening body language. Abusive behavior and speech shall also include, but is not limited to words, online postings, epithets, gestures, or actions which are derogatory, insulting, hurtful, offensive, or cause discomfort to another person. Whether a reported act of harassment is an isolated incident or repetitive, the determining factor will always be whether the targeted individual felt intimidated, threatened, and bullied and not whether the angry individual viewed his or her actions as abusive or intimidating or intended them that way. Harassing, abusive speech, and/or behavior, however defined, will not be tolerated.

## 8. Enforcement of Conduct and Communication Standards.

- 1) The Board of Directors may take whatever appropriate legal action is available against any individual who fails to comply with the Rules and Regulations set forth in this Resolution, including but not limited to, the levy of fines and the suspension of use rights. If the Association chooses to fine for a violation of the Rules and Regulations set forth in this Resolution, the schedule of fines shall be as follows:
  - a. First Offense - \$25.00
  - b. Second Offense - \$50.00
  - c. Third Offense - \$75.00
  - d. Any Subsequent Offense after the Third Offense - \$100.00
- 2) Nothing in this Resolution shall be construed as a limitation or restriction upon any of the Association's rights or remedies, or act as an election of remedies. All rights and remedies available to the Association shall be cumulative.
- 3) The Board of Directors shall have the authority to interpret and implement the provisions of this Resolution and make decisions and judgments arising hereunder on a case-by-case basis.

The Rules and Regulations set forth in this Resolution shall be effective upon the date approved by the Board of Directors.

## Vehicle Regulations - \$ 50 Fine

For purposes of these rules, "Restricted Vehicle" shall mean commercial vehicle, recreational vehicle (including all styles of all-terrain vehicles), camper, trailer, boat, limousine, motorcycle, van, bus, watercraft, non-passenger vans, off-road sport vehicle (including trail-bikes, mini-bikes, and dune buggies), golf carts that do not have valid Island Walk barcodes, and Prohibited Trucks (as defined in the Covenants). To clarify the intent of the Covenants, "Restricted Vehicle" shall further mean, and include, any vehicle that has external business related graphics, visible tool boxes or containers, racks or other equipment holders or visible tools, materials or equipment.

1. All vehicles inside Island Walk must display a bar code except authorized guests, emergency vehicles, delivery ~~trucks~~ vehicles, government and utility vehicles on official business and school buses.
2. No vehicle shall be parked on any portion of the Common Area (including Town Center and Aruba areas) overnight. Vehicles parked in the Common Area after 11 P.M. and before 6 A.M. shall be conclusively presumed to be parked overnight. Exceptions include Residents and permitted guests utilizing the Town Center facilities and vehicles with an HOA-approved overnight pass issued by the HOA Staff.
3. No Restricted Vehicle shall park on any portion of the Common Area or outside of a garage. Exempt from this rule are Restricted Vehicles delivering goods or services during daylight hours.
4. Law Enforcement vehicles with official markings or a clearly displayed placard may park overnight on streets. Unmarked and un-placarded Law Enforcement vehicles may not park overnight on streets or Common Area. Law Enforcement includes: First Responders, Firefighters, Emergency Medical Technicians, Paramedics, or individuals volunteering for these roles.
5. No Vehicle shall be parked, at any time, on any vegetation, including grass, within Island Walk.
6. Vehicles draped with car covers may not be parked on any driveway or Common Area.
7. No vehicle shall be parked at the gasoline pumps for any purpose other than fueling the vehicle. Any vehicle operator wishing to conduct additional business at the Town Center, including, but not limited to, going to the Post Office, any retail businesses etc. shall first move the vehicle to an available parking space.
8. No vehicle shall stand or park, with or without the engine running, at the Town Center other than in a space designated for parking.
9. Vehicles may not exceed the marked time limit restrictions for the Town Center parking.
10. In accordance with Florida Statute 316.195, parking vehicles the wrong way on any Island Walk street is prohibited. The right-hand wheels of a vehicle must be parallel to and within 12 inches of the right-hand curb.
11. The Association shall maintain the right to issue fines for parking violations, and/or to authorize the towing away of vehicles in violation of parking regulations with the cost and fees, including attorney's fees, if any, to be borne by the vehicle owner or violator.
12. All Residents are required to authorize their guests and vendors to enter Island Walk by entering their guests and vendors in the approved Visitor Management Software Program. Residents shall inform their guests and vendors of the need to obtain a visitor pass when entering Island Walk and of the requirements that such pass be displayed and readable in the vehicle's windshield. Guests and vendors who have not been authorized by a Resident to enter Island Walk may be denied entry until proper authorization has been obtained.
13. Guests and vendors may not enter into Island Walk unless they have been authorized to enter by their host or customer having entered them in to approved Visitor Management Software Program, have obtained a visitor pass at the front gate, and have displayed the visitor pass in such a manner that the visitor pass is readable through the vehicle's windshield.

### Resident Gate Regulations

1. In order to use the Resident's Entry Lane, a Resident must have a valid bar code that can be read by the scanner.
2. If the bar code has degraded for any reason, the Resident must purchase a new bar code or use the Guest Entry Lane.
3. If a bar code cannot be read by the scanner, the Access Control Guard will remind the driver of their obligation to purchase a new bar code. At that time the Resident will be handed a written reminder and the driver's information will be recorded.
4. If the Resident continues to use the Resident Lane and does not purchase a new bar code after being reminded three times that the bar code cannot be read by the scanner, the resident will be in violation of Island Walk Rules and will be fined \$50 for each offense.

### Golf Cart Regulations

1. Residents who own or lease golf carts to be driven in Island Walk shall register such golf carts with the Association, must sign a waiver and indemnification agreement with the Association, and must provide proof of liability insurance on an annual basis.
2. Unregistered golf carts may not be operated or parked in Island Walk.
3. All drivers of golf carts must have a valid automobile driver license.
4. Golf carts must be non-gasoline powered.
5. Golf carts must be in good working order and be in compliance with all applicable local and state laws.
6. Golf carts shall only operate between sunrise and sunset, unless equipped with functioning headlights and taillights.
7. The operation of golf carts is allowed on the streets and wide internal pedestrian walkway system along the lakes but prohibited on the narrow residential sidewalks
8. Golf carts may be parked in regular parking places and designated areas. When not in use, golf carts must be parked or stored only in the Resident's Unit garage.
9. Association owned golf carts are exempt from these rules

## SEASONAL DECORATIONS REGULATIONS

Seasonal decorations, including seasonal decorative lights, when following the guidelines outlined in this Document and ACC Requirements & Procedures, will not require ACC approval for the length of the permissible time periods listed below in Table A. Deviation from these Regulations will be a Class II Violation.

1. Placing seasonal decorations, by Residents, in any Island Walk Common Area is not permitted.
2. Holiday themed flags, no larger than 4 1/2 feet by 6 feet, will be included in the term "Seasonal Decorations" and thus be permitted only in the corresponding time period shown in Table A.
3. Large inflatable decorations may be displayed only on the following holidays: Halloween, Christmas, Hanukkah, and Kwanzaa.
4. Landscaping concerns: Decorations must be located so they do not impede the landscaping crews. Decorations that are deflated during the day and other decorations may be accidentally damaged when the landscapers mow the lawn or trim bushes. Residents will be solely responsible for any damages to landscaping equipment or homeowners' property or decorations.
5. Table A lists the holiday periods that are covered by these rules. These rules apply only to these holiday periods. For all other periods, the ACC application and approval process must be followed.

### SEASONAL DECORATIONS REGULATIONS

Table A

Holiday	Period of Time Decorations Are Permissible
Martin Luther King, Jr. Day Valentine's Day Presidents' Day St. Patrick's Day Cinco de Mayo Memorial Day Flag Day Independence Day Columbus Day Veterans Day	Decorations may be installed three days prior to the holiday and must be removed within three days after the holiday.
Easter Thanksgiving	Decorations may be installed 7 days prior to the holiday and must be removed within 7 days after the holiday
Halloween	Decorations may be installed 3 weeks prior to the holiday and must be removed 7 days after the holiday
Christmas Hanukkah Kwanzaa	Decorations for this holiday season may be installed beginning the Saturday before Thanksgiving and must be removed no later than January 10th.

## TOWN CENTER RULES AND REGULATIONS

### General Use

Island Walk Town Center and its facilities are for the use by Island Walk Residents and their guests only.

### Town Center Facilities Room Usage and Rental

The Town Center Manager and the Activities Director are responsible for assigning and setting up specific rooms for each approved and permitted group activity. Additionally, the Town Center Manager and the Activities Director are responsible for facility room rental. Requests for the use of the Town Center facilities must be approved in writing by the Manager or Activities Director. A security deposit is required for all facility rentals. Residents, their families and their guests using any area of the Town Center are responsible for leaving it clean after use.

1. No Town Center property, furniture or common equipment of any kind shall be removed from the premises.
2. The playing of any audio devices without the use of earphones is not allowed in the Town Center area unless during a supervised recreation activity or private rental.
3. No ball playing is permitted within the grass areas surrounding the gazebo. Exempt are those events organized by the Activities Committee.
4. The use of any material(s) that could damage Town Center property is prohibited. This includes, but is not limited to, paint, glitter, confetti, candles, oil lamps, and similar items. Bingo is to use water washable daubers only. Island Walk's Painting groups are allowed the usage of the Town Center Living Room prior to Phase 2 of the Town Center Renovation.

### Hours

The Town Center hours:

8:00 A.M. to 10 P.M. Monday - Sunday

Closed on National Holidays and during a Tropical Storm or Hurricane Warning

These hours may be extended with the advanced approval of the Town Center Manager or Activities Director. The hours of operation for any rentals within the Town Center shall be administered by the Town Center Manager or Activities Director.

### Attire

Appropriate attire including shirt and shoes must be worn in the Town Center, Fitness Center and Post Office at all times. Bathing suits, wet clothing, and wet towels are not allowed. Exceptions may be approved prior to an activity by the Town Center Manager or Activities Director.

### Children

Children under the age of thirteen (13) must be accompanied by an adult while in the Town Center.

### Alcohol

Alcoholic beverages are not allowed in the Town Center except during planned supervised recreational activities or private rentals, for which alcoholic beverages have been specifically approved by the Town Center Manager or Activities Director.

### Smoking

Smoking is not permitted anywhere on the Town Center campus. This rule also applies to electronic cigarettes (e-cigarettes) or other vapor producing devices that simulate tobacco smoking.

### Conduct

The Island Walk Town Center Recreational Amenities exist for the enjoyment of Residents, their families and guests.

Giving Fitness Center Access Cards to unaccompanied guests is strictly prohibited. Residents who permit unaccompanied guests to use any of the Town Center amenities shall be subject to a Class I Violation Fine (\$100.00/day), in addition to being fully responsible for any injury or property damage.

Abuse of the Town Center amenities will constitute grounds for immediate restriction of the use of the facilities. Residents will be held liable for damage caused indirectly or directly by themselves and/or their guests to any of the amenities at the Town Center. The Board of Directors of the Association, upon the recommendation of the Town Center Manager, has the right to suspend the use and privileges of amenities of any Resident for violation of the Rules and Regulations, as it deems necessary.

Library / Computer Room

1. No food or beverage is permitted in the Library/Computer Room.
2. Children under 16 years of age must be accompanied by an adult at all times. The adult must supervise and be actively involved with the child. Only one computer can be used by a family at one time.
3. Residents must provide their own paper.
4. Computer users may not save their work on the computers and should plan to save their work on their storage device (i.e. floppy disc, USB drives, CD-R writable disc).
5. Each Resident is allowed one-half hour computer time. If there are Residents waiting to use the computers, the Residents using the computers should relinquish their computer immediately after one-half hour of use. The official clock is on the wall.
6. Residents with laptop computers with wireless capability may use the wireless network located in the Town Center living room during normal Town Center hours.

## RESORT POOL RULES

1. The pool will be open from dawn until dusk.
2. The maximum person limit is 90; the maximum pool depth is 5 feet.
3. No food or drink is allowed in the water or within 4 feet of the pool edge. Glass containers are not permitted in the pool area.
4. No animals are allowed inside the pool area.
5. Bathing suits are required.
6. Showering before entering the water is a Florida state requirement.
7. All children up to the age of 4 years must wear swim diapers and a flotation device in the pool and be accompanied by a parent or guardian. Plastic pants over diapers are allowed.
8. Children under 12 years must have adult supervision.
9. Rafts, inner tubes, floats, ball throwing, and frisbees are not allowed. Sling chairs and noodles are permitted.
10. All electronic equipment must be used with headphones.
11. Pool furniture is to remain on the pool deck. Bikes and scooters are not allowed in the pool area.
12. Running on the pool deck is not allowed.
13. Once the pool is locked at dusk, no entry is permitted.
14. Incontinent users must wear proper protective garments.

NO DIVING AT ANY TIME FROM THE POOL DECK. SWIM AT YOUR OWN RISK.

## LAP POOL RULES

1. Lap swimmers take precedence in this pool. Walkers are requested to use the resort pool for exercise and swimming lessons.
2. The pool will be opened from dawn until dusk.
3. The maximum person limit is 32; the maximum pool depth is 5 feet.
4. No food or drink is allowed in the water or within 4 feet of the pool edge. Glass containers are not permitted in the pool area.
5. No animals are allowed in the pool area.
6. Bathing suits are required.
7. Children under 12 years must have adult supervision.
8. Showering before entering the water is a Florida state requirement.
9. All electronic equipment must be used with headphones.
10. Pool furniture is to remain on the pool deck. Bikes and scooters are not allowed in the pool area.
11. Running on the pool deck is not allowed.
12. Once the pool is locked at dusk, no entry is permitted.
13. Incontinent users must wear proper protective garments.

NO DIVING AT ANY TIME FROM THE POOL DECK. SWIM AT YOUR OWN RISK.

## REAL ESTATE PROCEDURES

### Real Estate Agents

Homeowners who wish to sell or lease their home must complete the "Notice of Intent to Sell or Lease Form" (available at the Town Center Office or Island Walk website) and deliver the completed form to the Town Center Office. The GateKeeper computer database will be updated to show that the home is For Sale or For Lease. The homeowner may request that the listing agent be added to the Resident's Permanent Guest list.

Any Real Estate Agent seeking access into Island Walk will present his or her Real Estate business card, driver license and provide the address of the home they will be visiting to the Access Control Officer.

If that particular address is flagged in the GateKeeper database as being For Sale or For Lease, the agent will be logged into the GateKeeper computer system for that address. The agent's driver license and business card will be returned and a Visitor Permit will be issued for that vehicle. If the agent indicates that a vehicle following them is a client, that vehicle will be issued a similar Visitor Permit as the agent and allowed entry.

If a particular address has not been flagged in the GateKeeper database as being For Sale or For Lease, the agent will be handled as any other unannounced guest.

### Open Houses

Open Houses will be allowed at Island Walk on Sundays between 1:00 p.m. and 4:00 p.m. Owners and Realtors must register his or her properties with the Management Office no later than 5:00 p.m. the preceding Thursday in order for their properties to be listed on an informational sheet at the Entry Gate.

Only two standard signs will be allowed to be displayed: one in front of the home and the other at the end of the street indicating an Open House is being held. The standard sign allowed will be 18" by 24", with a beige background and green lettering. No other signs will be permitted inside Island Walk, including in windows of parked vehicles. Deviation will constitute a Class II Violation and \$50.00 fine.

Anyone seeking entry on Sunday to attend an Open House during designated hours will be allowed entry with a driver license. The Access Control Officer will verify the driver license and enter it into the GateKeeper computer system and a one-day Visitor Permit will be issued to the vehicle. The permit must be clearly displayed and readable through the vehicle's windshield on the dashboard while in Island Walk. Such guest will be registered under the address of the property the guest is visiting.

### Appraisers, Surveyors and Home Inspectors

These visitors will be handled the same as any other guest.

## FITNESS CENTER RULES

### **General Rules:**

1. The Fitness Center is open to Island Walk Residents and their overnight guests.
2. Workout participation in the fitness center is voluntary and individuals assume all risk when engaging in activities.
3. All equipment must remain in the facility.
4. Sandals, flip flops, open -toed shoes are prohibited. Bare feet prohibited except when working on mats.
5. Youths 14 years of age or under must be accompanied by an adult.
6. No food or drinks other than water or sports drinks. Glass bottles prohibited.
7. Discard trash and empty bottles.
8. Personal Trainers must be certified and insured and registered with Castle Group Management.

### **Personal Conduct:**

1. Use of headphones or earbuds required when listening to music.
2. Be respectful of other members using the facility. This is a judgement free workout zone.
3. Be aware of workout space. Try not to block mirrors or workout areas of other users.
4. Limit phone use and phone conversations while working out.
5. Bikes, skateboards and other personal transport items must be left outside.

### **Equipment Use and Safety:**

1. Return all weights and other equipment to storage racks.
2. All training should be performed in a controlled and safe manner. Dropping, slamming and banging weights is prohibited.
3. Use of chalk is prohibited.
4. Weights and bars should not lean against equipment, mirrors, or walls.
5. Use of collars is required for plate loaded free weight lifts.
6. Be courteous to others and vacate equipment when finished with your set. Use of treadmills is limited to 30 minutes and a weight machine 20 minutes.
7. If there are any issues with equipment or machines, please contact: The office at (239) 513-0045 or Castle Management Group (24 hrs/day or call 800-337-5850 or islandwalkfitness1@gmail.com Do not try to fix the equipment yourself.
8. Island Walk reserves the right to close or limit the use of the facility due to operational or safety concerns as determined by the IW Board of Directors. *IF necessary, the CDC rules i.e., masking and maintaining social distancing, will be enforced.*
9. Everyone who uses the Fitness Center must thoroughly sanitize the equipment when finished.

Should a situation arise that is not specifically covered by these Rules and Regulations, please contact a member of the Fitness Center Committee.

## ISLAND WALK RACQUET SPORTS RULES AND REGULATIONS

### Tennis, Pop Tennis, and Pickleball

#### Availability

The Racquet Sports Facilities are available to all residents and guests seven days a week. While visitors are permitted to use the courts, their usage of the facility is restricted as explained below.

#### Hours of Play

8:00 AM to 10:00 PM (9:00 PM from May 1 – Oct. 31)

#### Definitions

Resident: Island Walk Owner or lessee (When leasing to a Non-Resident the Owner forfeits rights to use Town Center facilities and all other IW amenities. - CCR 3.1)

Guest: IW Resident overnight house guest.

Visitor: Non-IW Resident invited by and playing with an IW Resident.

Prime Time: 8:00 AM to 11:00 AM seven days a week from November 1 through April 30 (Subject to change by approval of the Racquet Sports Committee, hereinafter referred to as RSC). Prime Time is reserved for Round Robin, Residents, lessees and guests only. Visitors may not play during prime time.

### **Play is not permitted in extremely wet conditions to avoid personal injury and/or damage to the courts.**

#### Visitors

During non-prime time hours, visitors must be playing with an IW resident on the same court.

#### Lights

Lights may be turned on at each individual court as needed. Lights will automatically shut off at 10:00PM (9:00PM from May 1 – Oct. 31); however, players are requested to turn off lights upon completion of play.

#### General

Pickleball/Tennis attire, courteous behavior and proper language are required on the courts at all times. Shirts required; unacceptable wear includes bathing suits, cutoff jeans, sandals, etc.

Appropriate shoes are required.

- Tennis/Pop Tennis – flat bottom soles with a herringbone pattern to maximize traction on court surface is required. These shoes minimize damage to the courts.
- Pickleball – Pickleball shoes, commercially available at all Pickleball stores or online, shall be worn when playing on the Pickleball courts. ONLY NON-MARKING SHOES ARE ALLOWED on the court and minimize damage to the court surface, e.g. no running shoes.

Appropriate Equipment is required.

- Pickleball Paddles – All pickleball paddles must comply with the National Standard for quietness. The Racquet Sports Committee has approved “QUIET” pickleball paddles. A list can be found on [www.ReserveMyCourt.com](http://www.ReserveMyCourt.com)
- Pickleball Balls – Balls used MUST conform to the National Standard for open air play.

Excessive yelling, noise, profanity, and racquet throwing will not be tolerated at any time. No pets, bicycles, roller blades, skateboards, scooters, etc. are permitted on the courts.

Parking and/or riding of bicycles on the walkway between the courts is not allowed. All bicycles must be parked in the bicycle racks adjacent to the courts.

Play is not permitted in the extremely dry or wet conditions to avoid personal injury and/or damage to the courts.

Smoking (including e-cigarettes) is not allowed in the racquet sports area, nor on the entire Town Center complex.

### **Children**

Parents will be responsible for their children's behavior at all times on the courts and will be responsible for any damages caused by their children. An adult must accompany any children under twelve years of age at all times unless they are participating in an organized program or lesson.

### **Reservations**

Court reservations must be made on ReserveMyCourt.com. Reservations can be made no more than one week in advance by signing-up for ReserveMyCourt.com. Reservations can be made at, but not before, 7:00 AM, seven calendar days prior to the desired date. For example: on Monday beginning at 7:00 AM a court may be reserved up to and including the following Monday (subject to change by approval of the RSC). Each reservation is limited to 1-1/2 hours with back-to-back reservations not permitted. Reservations should be made for these 90-minute time periods in prime time at 8 AM, 9:30 AM, 11:00 AM.

Residents receiving private instruction must make the reservation, NOT the instructor. An IW Resident/Instructor can reserve court times for clinics, and group instructions for IW Residents and overnight guests.

Reserved courts are held for 10 minutes then become available to walk-ons. If you have reserved a court but are not going to use it you must cancel your reservation so others can reserve the court.

### **Tennis Round Robin Play**

Doubles Round Robin for men and women is on a drop-in basis. No sign-up is necessary. Morning Round Robin play is scheduled 8:00 AM to 9:30 AM as follows:

Men: Monday, Wednesday, and Friday. Two courts shall be allotted for Round Robin men's play.

Women: Tuesday and Thursday. Two courts shall be allotted for Round Robin women's play.

Mixed Doubles: Sundays 9:30-11 AM, Four courts shall be allotted for Round Robin mixed doubles play.

### **Pickleball OPEN PLAY**

Doubles Open Play for men and women is on a "drop-in" basis. 7 Days a week 8-11 AM (courts 8,9,10,11).

Additional Open Play is available in the evening Monday, Wednesday, and Friday 5-7 PM (courts 8,9,10,11) with open play continuing on courts 9 and 10 until 10 PM (9 PM from May 1 – Oct. 31). Women's Novice group open play is Tuesday and Thursday 11-12:30 (court 8 & 9 only).

No sign-up is necessary, and play is Open Play. A "white board" system, or equivalent approved by RSC, is required for player rotation.

### **POP Tennis Round Robin Play**

Doubles Round Robin for men and women is drop-in basis. No sign-up is necessary. Morning Round Robin play is scheduled 8 – 9:30 AM on Court 7 on Tuesdays, Thursdays, and Saturdays. Evening Round Robin play is scheduled 6:30 – 8 PM-on Court 7 on Mondays.

### **Activities**

Any type of tennis activity beyond regularly scheduled play (e.g. tournaments, special events, league play, etc.) must be approved in advance by the RSC. Such approvals take precedence over regular court reservations.

### **Leagues**

League practice or play is not allowed during prime-time hours. All team captains must obtain approval from the RSC for their respective teams prior to league registration. All team rosters must be comprised of at least 50% IW Residents, unless this requirement has been waived by the RSC. When league play is scheduled, the captain is responsible for providing the names of the visiting team to the Entrance Gate 24 hours in advance. League practice or play shall be normally allotted six courts to ensure that a minimum of one court is available to IW Residents and guests (e.g. 6 for tennis, 3 for Pickleball). It is understood that there are rare incidents that all courts are needed for leagues and there won't be a court otherwise available for the hours of that league match. Approved league play has preference over all other play; however, any changes to league schedules (reschedules, make-ups, playoffs, etc.) require prior approval by

the RSC scheduling rep.

### **Professional Tennis, Pop and Pickleball Instruction**

Instruction may be given to Island Walk Residents and their guests/visitors. Residents are responsible for making the court reservation for their private lesson. Only authorized USPTA or PTR members approved by the RSC and registered at the Town Center Office are approved for tennis and pop tennis instruction. Only authorized PPR members approved by RSC and registered at the Town Center office are approved for Pickleball instruction. All approved instructors must provide proof of a minimum of \$1,000,000 liability insurance and name Island Walk as additional insured.

### **Ball Machine**

The rental of the Pickleball/Tennis Ball Machine is for the sole use and benefit of Island Walk residents 16 years of age and older. The Ball Machine is NOT available for use by guests or non-residents. **Each Resident renting the Ball Machine must attend an initial training session and sign a waiver form.** The Ball Machine may be rented for 90 minutes at a charge of \$10.00. An annual rental is also offered in the amount of \$90.00 for Pickleball, and \$145.00 for Tennis. The annual rental membership offers unlimited use in increments of 90 minutes, when the machine is not already in use. The anniversary date shall be the date a check is given to IWHOA/PB machine rental. This option shall be for a one-year term. These rental offers may be reviewed and adjusted if needed. No refunds.

NOTE: Use of the Ball Machine in consecutive 90-minute increments is **not allowed**. The Machine is prefilled with the appropriate Pickle and Tennis balls. It is the responsibility of the player to return the machine filled with the exact number of balls that were received at the time of the rental. Do not place used personal balls in the ball machine.

### **Rules Infractions**

Please report rules infractions in writing to the RSC via Town Center Front Desk.

## ARCHITECTURALCONTROL COMMITTEE

### DAMAGE DEPOSIT

**Inspections will be completed within 30 days of homeowner's request. Applicants will be sent an email with application status unless you do not receive email and request a letter by mail**

#### DAMAGE DEPOSIT

Whenever an Island Walk homeowner has landscaping, painting or construction work done on their private property, the possibility exists for accidental damage to the Common Areas and other units and/or lots of Island Walk, involving lawns, sidewalks, irrigation and the like.

If the homeowner or contractor does not voluntarily repair any damage, the HOA will repair the damage using the Damage Deposit. Homeowners will also be billed for any required damage repairs that may exceed the originally required deposit.

If a homeowner submits an ACC application after the initiation of the project, they will be required to submit the Damage Deposit fee and will be subject to a Class One Violation and a possible fine. If a homeowner is cited by the Compliance Officer for a project that requires an ACC application, that application must be submitted with the appropriate Damage Deposit fee.

CATEGORY	DEPOSIT
Awning - Lanai	\$100
Coach Lights	\$0
Concrete Work	\$1000
Construction - Exterior	\$100
Drainage Project	\$500
Generators/Mini AC unit	\$1500
Gutters and Downspouts	\$100
Hurricane Shutters	\$100
Landscape Lighting	\$500
Landscaping - Major projects (greater than 10 plants), Trees and tree/palm removals	\$500
Landscaping Plants - Planting/Removal (10 or less plants) Steppingstone projects	\$300
Non-listed Projects	\$250
Other Pavers	\$500
House Painting	\$400
Pavers/Sidewalk Widening	\$1000
Painting, Small Projects	\$100
Pool Equipment (Outside cage) Installations	\$300
Pool Fencing	\$100
Pool Refinishing or Modifications	\$300
Roof Replacement	\$1000
Roof Repair	\$500
Screen Cage Enclosure	\$100
Solar Panels	\$1500
Tile Lanai	\$0
Trellises or Arbors	\$500
Waterfalls or Fountains	\$500
Windows and Doors & Front Screen Doors	\$100

Note: Your Deposit Check will be deposited by the Association upon receipt of your application, and prior to the start of your project.

In addition to those items enumerated in these Rules and Regulations, no resident or other person shall violate any terms of the Declaration of Covenants, Conditions and Restrictions for Island Walk.

I/We have read the Rules and Regulations as stated in the Declaration of Covenants for Island Walk Homeowners Association, Inc.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_