



ISLANDIA I Condominium Association

9550 S. Ocean Drive
Jensen Beach, FL 34957

Rules and Regulations

Office Number (772) 229-3591

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RULES & REGULATIONS

ISLANDIA I

ASSOCIATIONS

ISLANDIA I is a condominium association consisting of 194 unit owners and 5 Board of Directors. **ISLANDIA EAST** is a separate association that governs the pool, security, overflow parking, tennis courts and dunes walkovers (the common area jointly owned between Islandia I and II).

RULES & REGULATIONS

OFFICE HOURS - 8:00 AM TO 4:30 PM (4:00 from May to October) 229-3591

GENERAL - References throughout these rules and regulations to The Association_ is to be interpreted as the ISLANDIA I Condominium Association as recorded in St. Lucie County, Florida. References to The Board shall mean the duly elected Board of Directors of The ISLANDIA I Condominium Association. Any approvals, waivers, or other deviations referred to in these rules must be in writing and may be revoked at the discretion of The Board at any time.

Security: 229-5879 Guard House

SECURITY AND PROPERTY ACCESS - Entrance to ISLANDIA I is allowed by valid annual permit (window sticker) or temporary permit (hung from the rear-view mirror) both issued by ISLANDIA I office, or a daily entrance pass issued by ISLANDIA security upon authorization by residents.

Residents must call ISLANDIA Security at 229-5879 to authorize : Guests access.

Residents must call ISLANDIA I Office at 229-3591 to authorize : Contractors and deliveries access during approved hours, Monday through Friday ONLY – (entering property after 8:00 am and off property by 3:45 pm). Everyone must come to a complete stop at Security Guardhouse entrance. There is a mechanical lock on the beach access gates. The access code may be obtained from the ISLANDIA Security or from the ISLANDIA I offices. No overnight parking of commercial vehicles on ISLANDIA property.

Security will not call residents after 11:00 PM. It will be the resident's responsibility to inform security of any guests expected after 11:00 PM.

Keys, entry cards, packages or envelopes ARE NOT TO BE LEFT WITH THE SECURITY GUARDS NOR BUILDING OFFICE PERSONNEL.

TO EXPEDITE YOUR GUESTS ARRIVAL, PLEASE INFORM SECURITY OF EXPECTED GUESTS AND THEIR ANTICIPATED ARRIVAL TIME.

EMERGENCIES – In the event of an emergency (i.e. water leak, security problem, etc.) during hours when ISLANDIA I office is closed, please contact the ISLANDIA security at 229-5879. The security guard will contact the appropriate building manager or other necessary personnel.

FIRE ALARM SYSTEMS – In case of fire each unit is equipped with a loud speaker, which will give out a loud siren sound, followed by a recording with instructions. Each unit is also equipped with several smoke detectors. **Please do not touch or tamper with the heat detectors in the front hallway. It is connected to the fire department, and fire trucks will respond if it sounds.** The other smoke detectors in the unit may be removed and cleaned off if they produce spurious alarms.

MAIN WATER VALVE - The main shut-off valve for water in each unit is located in the utility closet near the hot water heater. Close the main water valve before leaving your unit for an extended period. After closing the valve, briefly run one of the faucets to relieve the remaining pressure on the water pipes. Upon returning, open main water valve slowly to avoid pressure shock to the unit pipes. Turn off the electrical breaker to the hot water heater when you leave for extended periods.

OCCUPANCY - Each 2-bedroom Unit may have a maximum of six (6) guests (excluding Unit Owners) who will be using the Common Facilities at one time. Each three (3) bedroom Unit may have a Maximum of eight (8) guests (excluding Unit Owners) Using the Common Facilities at one time. Each Unit Owner, and/or tenant, will be held accountable for any violation of these rules by the family members, guests, tenants, agents or employees of the Unit Owner.

GUESTS – When you have a guest arrive at the front door, they should call you on the Syntex system. To let them in, you should press 9 on your phone prior to hanging up. Day guests must be accompanied by a resident when using The Association facilities. Overnight guests must be registered with The Association facilities. The office must be notified in writing of any unaccompanied guest at least 24 hours in advance of their arrival. No unaccompanied guest under the age of 18 years are permitted. Any overnight guests who are unaccompanied and determined to be in violation of the Rules and Regulations will receive Notice of Immediate Vacancy and may be required to vacate the premises within 24 hours at no expense to The Association. There will be a \$100 occupancy fee for any guest or guest who are occupying a unit without the owner in residence for 30 days or more whether continuous or cumulative. The owner is responsible for the fee.

PETS - Pets are not allowed. No owner, tenant, or guest may bring a pet onto ISLANDIA I property, including the grounds.

SMOKING - Smoking is not permitted in any of the common areas on the ground floor or in the elevators.

KEYS – Your lobby door key will also open the doors to the exercise room, billiard room and storage area. To enhance our building security, please safeguard this key. Do not give this key to contractors or cleaning services. You must provide a key to your residence to the office. This is covered in your documents & Florida statutes. An additional lobby key for residents only is \$25.00, a card is \$10.00, a paper box key is \$4.00 as well as a bicycle room key.

CHRISTMAS TREES - Live Christmas trees or boughs are strictly prohibited due to County fire codes.

MATERIAL STORAGE - No flammable, volatile, combustible or explosive fluids, materials, or substances including but not limited to , paint thinners and removers, paint brush cleaners, paints and lacquers, can be stored in any portion of Condominium Property other than by The Association.

NOISE - No act will be done, nor will any activities be carried on, in or on any portion of ISLANDIA I property, including without limitations, the playing of musical instruments, audio equipment, television or radio units, or the creation of any other noises which would constitute an nuisance or which would reasonably disturb any person lawfully present upon the Condominium property.

CONDOMINIUM EMPLOYEES - No employee of the Association shall be requested or required by any Unit Owner, Tenant, or Guest to perform any personal service, not in the line of duties prescribed for such employee by The Association or the Condominium Manager.

REMODELING AND ALTERATIONS

APPROVAL – All major changes must be approved by the Association per the documents. Without prior approval the contractor or workers will not be allowed on the property.

CONTRACTORS - Workers are allowed to work Monday thru Friday from 8:00 AM to 3:45 PM. Any exceptions must be approved by the Manager. Contractors and workers are not allowed on Saturday – Sunday or any legal holiday. The ONLY exception will be for emergency repairs.

FLOORING – All hard surface flooring installed in a Unit other than in the kitchen or bathroom must be cushioned with sound insulation so as not to interfere with the privacy of other Unit owners. Appropriate sound insulation is subject to the approval of Management.

DOORS – Exterior doors must be plain and of the same color as the building. Hardware and attachments must be brass in color. Small brass plaques with name and/or number must be brass and not exceed 6 X 6. Doors dividing a Unit from outside corridors, stairs, elevator shafts, or other Units will be kept closed when not in use. Wreaths and other forms of appropriate decoration will be permitted during holiday periods. Doormats are not permitted on walkways.

UNIT FIXTURES – The toilets, sinks, garbage disposal units, baths, showers and other water apparatus within the Units will not be used for any purpose other than that for which intended, and no sweepings, rubbish, rags or any other improper articles shall be deposited into same.

APPLIANCES - All appliances and electrical equipment of any kind and all appliances, every kind, however powered, installed or used in a Unit shall comply with all the rules, requirements, regulations and recommendations of all public code authorities.

GARBAGE DISPOSAL – Due to recent problems with kitchen sink drain clogs, our plumber has recommended that the following items not be put in the garbage disposal: Grease, cooking fats, gristle, skin and bones, fruit peelings (i.e. citrus, banana) onions, artichoke leaves, bean pods, celery or corn husks, seafood shells (i.e. lobster, shrimp) any other food that will stay stringy after grinding. Proper use of the garbage disposal is as follows: Turn on tap water: cold water. Turn disposal on. Place garbage items in to disposal. Run water at least 2 minutes after all shredded stops to clear drain.

COMMON AREA:

ATTIRE - Proper attire is required at all times. SHIRTS OR COVER-UPS AND SHOES in elevators and all ground floor areas. These areas include the Billiards Room, Social room and Lobby. - Do not drip water on the floors or elevators. This is a safety hazard as well.

WALK WAYS - There will be no obstruction of the walkways, parking areas, or other Common Elements, including the placing of chairs or other furniture, bicycles, or any objects, thereon, nor will anything be stored on the common areas without prior written consent of The Board. There will be no sunbathing permitted on the walkways. Children are not permitted to play on the walkways.

BALCONIES - Balconies shall not contain any furniture or fixtures that are not commonly accepted as patio furniture. All furniture located on a Balcony must be of a light, pastel or neutral color, unless otherwise approved by The Association. Wall hangings can be no larger than 2 X 2 and must be compatible in color to the building. No wall hanging or ceiling hanging plants are permitted. Balcony lights are to be down lights of the same color and style as the walkways. Do not feed birds from the balconies. Do not attach towels, clothing, or other articles to the balcony and/or railings. Do not shake any item from the balcony, or dispose of small trash or other debris from any balcony or walkway. No cooking is permitted on balconies.

STORM SHUTTERS – Whenever a unit is, or is expected to be unoccupied for more than three (3) consecutive days, storm shutters servicing the unit must be closed and secured. Failure to close the shutters will result in the assessment of a \$25.00 fee to the Unit Owner, if management, deems it prudent to close them in anticipation of a storm.

LOST & FOUND - Check with ISLANDIA I employees or ISLANDIA Security for lost items. Items are not to be left overnight at the pool area, beach, dunes area, beach access decks and dune walkovers.

TRASH - Trash chutes will be used in accordance with rules and regulation posted by the Condominium Association. Trash chutes will be used between the hours of 8:00 AM and 9:00 PM ONLY. No trash is to be left in the Trash chute room on the individual floors. Trash must be put in the chute or carried to the trash rooms on the ground floor.

LUGGAGE & GROCERY CARTS - Are located in the resident's storage areas on either side of the Lobby entrances. THESE LUGGAGE CARTS MUST BE RETURNED TO THE STORAGE ROOMS IMMEDIATELY AFTER USING. DO NOT LEAVE LUGGAGE CARTS IN UNITS, WALKWAYS OR ELEVATORS.

CONDOMINIUM PROPERTY - No furniture or other Condominium Association property in the Lobby or Social Room of the building shall be removed.

USE OF FACILITIES - The Association facilities include the Social Room, Billiards Room, Exercise Room, Sauna Room, Lobby, and the grounds of The Association. The Exercise Room and Sauna Room are restricted to 16 years and older without adult supervision. Swimming Pool, Spa, Tennis courts, Overflow parking, etc. are controlled by The ISLANDIA East Association of which ISLANDIA I residents are members and have the privilege of using. No facilities of The Association may be used by children under the age of 16 years without adult supervision.

USE OF SOCIAL ROOM -The Social room is for the enjoyment of all residents and guests of The Association. The Social room may be reserved for non commercial private functions with prior approval of Management. Certain fees are necessary for the private use. These fees will be determined by a vote of The Board of Directors at a duly constituted meeting. The current approved fee is \$125.00 refundable deposit and \$50.00 rental fee. You must clean up and remove trash after event.

RECREATION AREA

BILLIARDS ROOM - All equipment must be replaced in the appropriate locations when leaving the room.

FITNESS CENTER – Use Safety precautions. Equipment use limitations are posted the Exercise room. Use of the exercise equipment and facilities are at your own risk. The Association is not liable for injury or damage from the use of this equipment. Any damage to the equipment from misuse by an owner, tenant, or guest will be the responsibility of the Unit owner. Children under 16 must have adult supervision.

SKATING - No skateboarding, skating, or rollerblading will be permitted on ISLANDIA I property.

POOL AREA / POOLS / SPA - The pool area is open from 8:00 am until 10:00 pm. The pool area is for relaxation and swimming. No lifeguard is on duty. Swim at your own risk. No running in pool area, no diving or jumping into pools or spa, and no loud music. Children under 12 must be accompanied by an adult in pool area. Children under 15 are not allowed in the spa. No pets are allowed in the pool area. No playing ball, Frisbees or flotation devices in pool or pool area. (Life Preservers, child arm floatation items and exercise floats are allowed). You must shower before entering the pool or spa. (County Public Health Requirement). No children in diapers or not toilet trained are allowed in pools. Kiddy pools are available. Fill kiddy pools from pool water only not from spa water.

Food and drink (no glass containers) are permitted ONLY at the pool patio tables. Lounge chairs should be covered with a beach towel before use to prevent staining from tanning and sunscreen oils. If you move lounges, chairs or tables in the pool area, it would be appreciated if you put them back to their original place. Be careful with feet on lounge chairs to prevent damage to straps. Do not save lounges / chairs if you are going to be away for an extended period of time. Lounges, chairs and tables are not permitted outside fenced pool area. Lower table umbrellas after use. Do not use on windy days. You must obey all posted signs in pool area.

BARBECUE GRILLS - Turn on / off L.P. gas on grill as well as gas on west side of grill base under wood table. Clean grill when you are done using. Replace BBQ cover after grill has cooled down. Use caution, knobs and cover handle may be HOT.

TENNIS COURTS - Tennis courts are to be used for tennis play only. You must wear appropriate shoes to protect the playing surface. Keys for access may be obtained from ISLANDIA Security.

PARKING AREA:

PARKING – All cars must have a residents sticker or guest parking permit. Parking in the circle in front of the building will be permitted for loading and unloading of small vehicles only. No unloading of large commercial vehicles or trucks is permitted in the circle. No commercial vehicles are to be parked on the Condominium Property overnight. No Recreational vehicles, Campers, Trailers, Boats, Golf carts, or unserviceable vehicles shall be kept upon any portion of the Common Elements which is not expressly designated for that purpose. There will be a limit of two (2) vehicles per Unit without prior approval. Small trucks, Minivans, and large SUV's, Recreational vehicles, vans, motorcycles, trucks, must park in the designated areas only. All parking regulations posted by The Association from time to time, shall be observed.

VEHICLES - PLEASE DO NOT BACK INTO THE PARKING SPACES OR PARK TOO CLOSELY TO THE SHRUBBERY. Vans (windowless) and trucks are required to park in specially designated area along the North and South property lines. These areas are marked by signs. Recreational and commercial vehicles (owned by residents) are required to park in the overflow parking lot west of the highway.

PARKING LOT SAFETY - Islands 1 and 2 will be used for cars and station wagons and 3rd islands will be made available for vans, Also, vans can park anywhere in the South lot next to Empress.

CAR WASH – Follow posted signs. Obtain car wash code from ISLANDIA I offices or ISLANDIA Security. Remote controls are offered for sale at the Security guardhouse.

OVERFLOW PARKING LOT (West of A1A) - Each unit shall be limited to one vehicle or boat/trailer. Parking is by permit only, Contact ISLANDIA Security to confirm the vehicle meets the restrictions, and if so, apply for a permit. Commercial vehicles, vehicles over 30 feet, boat/trailers over 30 feet, and any disabled vehicles are prohibited from parking in the ISLANDIA East Overflow Parking area. All vehicles must have a valid license plate. Parking permits must be renewed by December 31st for the following year. Contact Security for permits.

VIOLATIONS – Any violations of these Rules & Regulations will be conveyed to the owner by The Board of Directors in writing. Repeated violations or serious violations will be so indicated with references to possible fines or legal action if they are not corrected immediately. If the owner fails to correct such violations, an arbitration committee consisting of two Association members may be appointed by The Board of Directors. A meeting will be scheduled with the committee and the offending owner will have the opportunity to present his/her opposing position or extenuating circumstances. If agreement can not be reached at this meeting, legal action may be requested by the owner. The Declaration of Condominium will begin with the offending owner responsible for such legal expenses if The Association prevails.

SALES & LEASES

Sales - All sales must be approved by the Board of Directors. An interview is required before approval. This means any change of ownership what so ever. There is a \$150.00 estoppels fee to be paid by the purchaser. A certificate of approval is necessary to close on the condominium unit.

Leases - All leases must be approved by the Board of Directors. There is a \$100.00 orientation fee. An interview is required before approval. The term of the lease must be a minimum of 3 months and a maximum of 1 year. Maximum of 2 leases per year.

Board Approval - The Board requires two (2) business days after receipt of all required documentation to process approval of prospective buyers.

Documentation - All required fees per schedule in the office in addition to Application for Occupancy must be complete prior to submission to The Board for approval.

MOVING - When a major MOVE-IN OR OUT of the building is planned, 48-HOURS NOTICE MUST BE SUBMITTED TO THE BUILDING MANAGER TO SCHEDULE AN ELEVATOR. ALL MOVING MUST BE STARTED AND COMPLETED BETWEEN THE HOURS OF 8:00 AM AND 3:45 PM MONDAY THROUGH FRIDAY.

ISLANDIA 1 Rules & Regulations

V.03/26/2008

ISLANDIA EAST ASSOCIATION

RULES AND REGULATIONS

SECURITY AND PROPERTY ACCESS

- * Entrance to ISLANDIA is allowed by valid annual permit (window sticker) or temporary permit (hung from the rear-view mirror) both issued by ISLANDIA offices, or a daily entrance pass issued by ISLANDIA security upon authorization by residents.
Residents must call 1) ISLANDIA security at 229-5879 to authorize Guest access and 2) The Building Offices for Contractors and deliveries access during approved hours, Monday through Friday ONLY – (entering property after 8:00 am and off property by 4:00 pm).
- * Everyone must come to a complete stop at Security Guardhouse entrance.
- * There is a mechanical lock on the beach access gates. The access code may be obtained from the ISLANDIA Security or from the ISLANDIA I offices.
- * Do not back into parking spaces or park too close to the shrubbery.

OVERFLOW PARKING LOT (West of A1A)

- * Each unit shall be limited to one vehicle or boat/trailer.
- * Parking is by permit only, Contact ISLANDIA Security to confirm the vehicle meets the restrictions, and if so, apply for a permit. Commercial vehicles, vehicles over 20 feet, boat/trailers over 30 feet, and any disabled vehicles are prohibited from parking in the ISLANDIA East overflow Parking area. All vehicles must have a valid license plate.
- * Parking permits must be renewed by December 31st for the following year. Contact Security for Permits.

TENNIS COURTS

- * Tennis courts are to be used for tennis play only.
- * You must wear appropriate shoes to protect the playing surface.
- * Keys for access may be obtained from ISLANDIA Security.
- * Open court reservation to be made no more than 24 hours in advance by calling Islandia Security at 229-5879. This also includes Saturday and Sundays. Any court not in use during reserved times, after 15 minutes, will be considered

POOL AREA / POOLS / SPA

- * The pool area is open from 8:00 am until 10:00 pm. The pool area is for relaxation and swimming. No lifeguard is on duty. Swim at your own risk.
- * No running in pool area, no diving or jumping into pools or spa, and no loud music.
- * Children under 12 must be accompanied by an adult in pool area.
- * Children under 15 are not allowed in the spa.
- * No pets are allowed in the pool area.
- * No playing ball, Frisbees or flotation devices in pool or pool area. (Life preservers child arm flotation items and exercise floats are allowed).
- * You must shower before entering the pool or spa. (County Public Health Requirement).

- * No children in diapers or are not toilet trained are allowed in pools. Kiddy pools are available. Fill kiddy pools from pool water only not from spa water.
- * Food and drink (no glass containers) are permitted ONLY at the pool patio tables. Not in pool or on pool deck.
- * Lounge chairs should be covered with a beach towel before use to prevent staining from tanning and sunscreen oils. If you move lounges, chairs or tables in the pool area, it would be appreciated if you put them back to their original place. Be careful with feet on lounge chairs to prevent damage to straps. Do not save lounges / chairs if you are going to be away for an extended period of time. Lounges, chairs and tables are not permitted outside fenced pool area.
- * Lower table umbrellas after use. Do not use on windy days.
- * You must obey all posted signs in pool area.
open times.

BARBECUE GRILLS

- * Turn on / off L.P. gas on grill as well as gas on west side of grill base under wood table.
- * Clean grill when you are done using. Replace BBQ cover after grill has cooled down.
- * Use caution. Grill knobs and cover handle may be HOT

LOST & FOUND

- * Check with ISLANDIA East employees or ISLANDIA Security for lost items.
- * Items are not to be left overnight at pool area, beach, dunes area, beach access decks and dune walkovers.

GUEST

- * Day guests must be accompanied by a resident when using The Association facilities. Each two (2) bedroom Unit may have a maximum six (6) guest, and each three (3) bedroom unit may have a maximum of eight (8) guest (excluding Unit owners) using the Common Facilities at one time.