

Isle of Venice

Kings Isle



Isle of Venice HOA, Inc

Rules and Regulations

April 2022

A word of Introduction: The last change to the Rules and Regulations was in 2013. The Rules and Regulations were updated and approved by the Board of Directors on _____ 2022. These Rules and Regulations are effective as of that date.

Courtyards are COMMON AREA. The Association maintains the landscaping of this area.

WORK ORDER...THE WAY TO GET THINGS DONE:

Work orders are the only way general problems will be addressed. All contact of the foregoing is to be addressed by a Work Order or an Architectural form (ARC).

Architectural forms MUST be used on ALL exterior work; whether your front garden, or placement of rock or patio stones, suitable plaques, family names, "welcome" signs, ceramic house numbers, etc., an ARC form MUST be filled out and approved, before you can proceed.

WHERE YOU CAN GET A WORK ORDER AND/OR ARC FORM:

Forms are available the Clubhouse in the mail room by the kitchen at the rear door (opposite the exercise room). (ART.XIV#18). Forms are also online at your personal portal to Watson – Isle of Venice

Submit forms too:

Watson Association Management
430 NW Lake Whitney Place
Port Saint Lucie, FL 34986

QUESTIONS AND COMPLAINTS:

We have a management Company: Watson Association Management: Phone: 772-871-0004.

Unless it is an emergency, **CONTACT THEM FIRST** during business hours with questions, complaints and speak with our Isle of Venice manager. They are located at 430 NW Whitney Place, Port Saint Lucie, FL 34986. **PLEASE DO NOT CALL BOARD MEMBERS.**

MOST IMPORTANT:

HOMEOWNERS INSURANCE - The most important rule: Is the requirement for each Homeowner to have continuous fire and windstorm insurance on their home, and to provide the Association with a copy of your current declarations page, each renewal date as long as you own your property in The Isle of Venice.

The easiest way to provide this to the Association is to have your insurance agent mail a copy to:

Watson Association Management,
430 NW Lake Whitney Place
Port Saint Lucie, FL 34986

We are a residential single family home community.

YOU THE HOMEOWNER ARE RESPONSIBLE FOR:

1. Upkeep of your roof. That means periodic cleaning and/or replacement of shingles.
An ARC form must be submitted for approval before you do any repair or replacement of your roof.
2. Keeping up annual cleaning of your porch/lanai metal roof. Metal roofs must be kept clean and white. Power washing and/or painting may be necessary.
3. Upkeep of sides of porch, gutters, fascia, eaves, patios, and front porch floors.
4. **NO trash is to be stored on the front porch!**

WE AS AN ASSOCIATION ARE RESPONSIBLE FOR:

1. We as an association are responsible for the periodic painting of the outsides of the homes including the trim and front doors.
2. We as an association are responsible for all landscaping in Isle of Venice Common Areas

WHAT IS AND IS NOT ALLOWED:

1. **Bikes:** May be stored on front or back porches, or a place approved by application and approval of the Board.
2. **Barbecues:** none are to be stored in alcoves (spaces between homes where most A/C units are in place). Barbecues are to be kept on the rear porch/patio. All cooking must be done Outside any porch. (ART. XIV#17)
3. **Room Air Conditioners:** None allowed
4. **No portable or temporary buildings of any kind are allowed.** (ART.XIV#4)
5. **Parking:** Due to limited spaces (only 220 total available) and 147 deeded parking spaces, unit owners must park in their designated numbered spot. If they own a second vehicle (only 2 total vehicles permitted per unit!) it is to be parked in any yellow "VISITOR" spot on a first arrived, first to park basis. If you are having many vehicles, due to a party, visitors must park in a yellow "VISITOR" spot regardless how far it is from the residence they are visiting. No vehicle is permitted to park on the grass anywhere! (there are sprinkler heads in the grass). The vehicle in violation is subject to towing!
 - A. Cars must be pulled in nose first with current license plate visible.
 - B. No commercial, recreational vehicle, boat camper or trailer may be kept within the Isle of Venice.
 - C. If you are using a neighbor's space for any length of time that owner must submit a signed permission to the Board to avoid liability issues.
 - D. Permanent residents and lessees must produce a bar code for automatic gate entry.
 1. \$10.00 for 1st time (whether you buy or lease)
 2. \$5.00 for 2nd vehicle or subsequent replacement
(example: buying a replacement vehicle or very old, faded bar code)

6. No Vehicle Repairs: with exception of emergency (battery replacement, flat tire) are to be performed on Isle property.

7. Leasing / Resales: Rentals only allowed after owner has lived in residence for a least 1 year. Lease forms (Rental/Resale packets) are available from our manager or current president and must be submitted with a copy of lease sales contract by the prospective renter for an in-person interview with the Board President. There is a \$100.00 application fee required, made out to "Isle of Venice HOA, Inc." at time of interview. Prospective tenants/buyers must have all the paperwork filled out by both the seller/lessor prior to interview. (ART.XIV#25)

8. Clotheslines: Not allowed except on an enclosed rear patio. (ART.XV#9)

9. Pets: An owner/lessee may have up to (2) two pets (dogs or cats). Each pet cannot exceed 25lbs.

10. Outside Contractors: Both King's Isle, Isle of Venice and City and County Mandate only hiring of licensed and insured contractors for any work performed inside or outside your residence. Contractor must provide current liability and workman's compensation insurance whether Venice Association work or private residential work.

- A. An ARC (Architectural Review Committee.) form must be submitted for approval of above said work with spaces provided on form properly filled in and approved by the board, all/or any appointed committees which may apply.

11. Speaking with Isle of Venice Workers / Contractors: Only a Board President, Property Manager or Paid Maintenance person is permitted to speak, admonish, or otherwise communicate with workers/contractors engaged by the Association.

- A. Only authorized personnel are allowed to adjust timers, fountains or irrigation controls or unplug any device.

12. Potted Plants / Hanging Plants: Not allowed on any porch railings or common fences (they are plastic and will not hold the weight of potted plants)

- A. Maximum of 2 hanging plants whether on shepherd's hooks or hung from porch header and/or rear porches.
- B. Any reasonable number of potted plants as long as they are not Interfering with lawn maintenance work. (suggested #6 or less)
- C. In the event of tropical storms and/or hurricane warnings plants not permanently planted in the ground including any loose objects on the porches/patios must be moved inside or the Board will dispose of them. (*Isle of Venice Rules & Regulations Copyright ©2014 Page 3 plants*)
- D. If it is deemed you have too much clutter on the outside of your home you will be in violation. (this includes the rear patio and/or rear alcove areas)
- E. No artificial plants in outside gardens or common areas: (Exception – your own front porch)

13. Not Permitted: Lawn Statues, bird feeders, extra fountains, bird baths and trellises. Exception - small accents such as a doggie, kitty, rabbit, or turtle. Not a whole zoo.

14. No Fruit Trees of Any Kind

15. Visitors' Small Children: We are an Adult community and as such children outside must be accompanied by an adult.

- A. No skateboarding, roller skating, bicycling, tossing footballs, baseballs, soccer balls, etc. The common areas and grassy areas are not playgrounds. Exception – Rear yards in the common area at rear of homes

16. ARC (Architectural Review Committee) Approval Required for the following

- A. Decorative wall plaque limit (1) one (*example: Welcome or "The Jones"*)
- B. Decorative house numbers (*suggested: ceramic – look at other homes for examples*)
- C. A third plaque example: a cupid or angel. Must be solid material such as plaster, cement, or ceramic – no plastic!
- D. Wind Chimes: only if they are not annoying your neighbors
- E. Water Softeners (no plants around filter)
- F. Outdoor lighting. Exception – Holiday lights (Dec 1 – Jan 6)
 - 1. Up to 4 removable solar entrance lights as long as they are not interfering with landscape maintenance.
- G. Any other material alterations
 - 1. Carport
 - 2. Porch enclosures
 - 3. Patio pavers, or slabs or blocks

17. No Signs: includes Real Estate, For Rent or Open House. No roofers or contractors' signs even while work is being performed.

- A. Exception – small yard sign for home security no larger than 12"x12". Security signs need to be off the grass and as close to porch/porches as possible. Limit (1) one in front and (1) one in rear.

18. Car Covers: Not allowed

19. Pickup Trucks, Vans: Only delivered by the Manufacturer with no hanging toolboxes, racks, ladders and/or ladder racks.

- A. Allowed on Trucks:
 - 1. Bed liner/bed cover (hard or soft material)
 - 2. Custom built (semipermanent) chrome side to side (behind cab at front of bed) lockable storage box

20. Flags: (1) one per home. Either US Flag or seasonal/Welcome flag. One or the other! Any flag must be in excellent condition and no frayed or faded or torn. If you fly a US Flag 7/24, it MUST be lighted at night (a Federal Law)

21. Hurricane Shutters/Panels: Per King's Isle – wide standards:

Corrugated panels and accordion type shutters are approved. Their structure and installation shall conform to the latest Dade County edition of the Florida Building Code. For a comprehensive definition of the code, King's Isle office has a detailed list of both architectural and landscaping standards.

Because of the technical aspects of manufacture and installation, it is strongly suggested homeowners use only licensed storm shutter contractors to ensure compliance with all County, City and King's Isle specifications. Panels and shutters may only be closed/hung when an official National Weather Service announces a Hurricane Watch Specific to our Treasure Coast Area...and MUST be removed within 72 hours after the National Weather Service cancels the danger. (*Isle of Venice Rules & Regulations Copyright ©2014 Page 4*)

Permanent accordion type shutters must be white. No other colors are permitted.

22. Fines: Any violation(s) of the foregoing rules & regulations will result in the following:

- A. 1st letter sent to homeowner of record. Liberally allowing 30 days to correct.
- B. 2nd letter: allowing 14 additional days to correct
- C. 3rd letter: allowing last 7 days to correct to avoid a fine of up to \$1,000
- D. Summons for a hearing in front of hearing committee made up of non-board residents who are not cognizant of the violation being heard in order to be completely unbiased in the decision process.

- E. 4th and Final Letter: is the start of the fine being levied: Fines may be from \$100 per day to a \$1,000 maximum for each violation
- F. The hearing committee will ascertain all the facts and hear any defense to the charges of the violation and make one of the following decisions:
 - 1. Uphold the Board's decision on the fines and lien process
 - 2. Recommend leniency due to undue hardship (absence, illness, death, etc.) and allow the homeowner a specified period of additional time to correct the violation without incurring further fines.
 - 3. Recommend that the adverse action against the homeowner be rescinded for cogent reasons.
 - 4. The decision of the Hearing Committee is Final!
- G. If a homeowner is thought to be in violation of any rules and regulations, a "Friendly Letter" will be sent from the Management Company to please remedy the violation immediately. If the violation is not immediately remedied, then the violation letter process will begin as noted above. (*Isle of Venice Rules & Regulations Copyright ©2014*)

23. Late Maintenance Charge Collection Process:

- A. Send 1st letter (all maintenance fees for Isle of Venice is due on the 1st (first) of the month and are deemed late as of the 15th of the month). The letter goes out after the 15th.
- B. After 45 days from the original due date, a demand letter will be sent requiring all fees and charges to be paid within 10 days
- C. If all the above has been ignored, then a letter will come from our attorney including his additional fees.
- D. Failure to comply with the above will result in a lien placed on a homeowner's property

24. Speeding / Failure to Drive Slowly:

- A. The speed limit for King's Isle Boulevard is 24 miles per hour
- B. The speed limit for the Isle of Venice is 14 miles per hour
- C. If you drive within those limits or slower you will safely avoid killing off our innocent wildlife.

Please Note: Ignorance of the rules and regulations is No Excuse! All residents have received the originals along with your officially recorded documents of both King's Isle and The Isle of Venice. All the governing documents from St Lucie West, County and City of Port Saint Lucie King's Isle Master Association and (finally) Isle of Venice, govern concurrently and in complement (subordinate to) of each other

For the most up to date information:

- 1. Television closed circuit channel 63 (always on)
- 2. Isle of Venice Bulletin Boards (we have 4)
- 3. Mail from the Management Company
- 4. Posting in Clubhouse
- 5. Attending Meetings
- 6. Robo-calls on your phone.
- 7. Email or Text from the Management Company

Waste / Trash Rules and Regulations

April 2022

TRASH PICK DAYS: Monday, Wednesday, Friday, Saturday. Dumpster #1 in Courtyard Q – pickup is 1 day per week (Monday).

ALL CARBOARD BOXES: Must be broken down and flattened, before putting into the dumpster. Reason: allows more space for others to use the dumpster. Please be considerate of your neighbor.

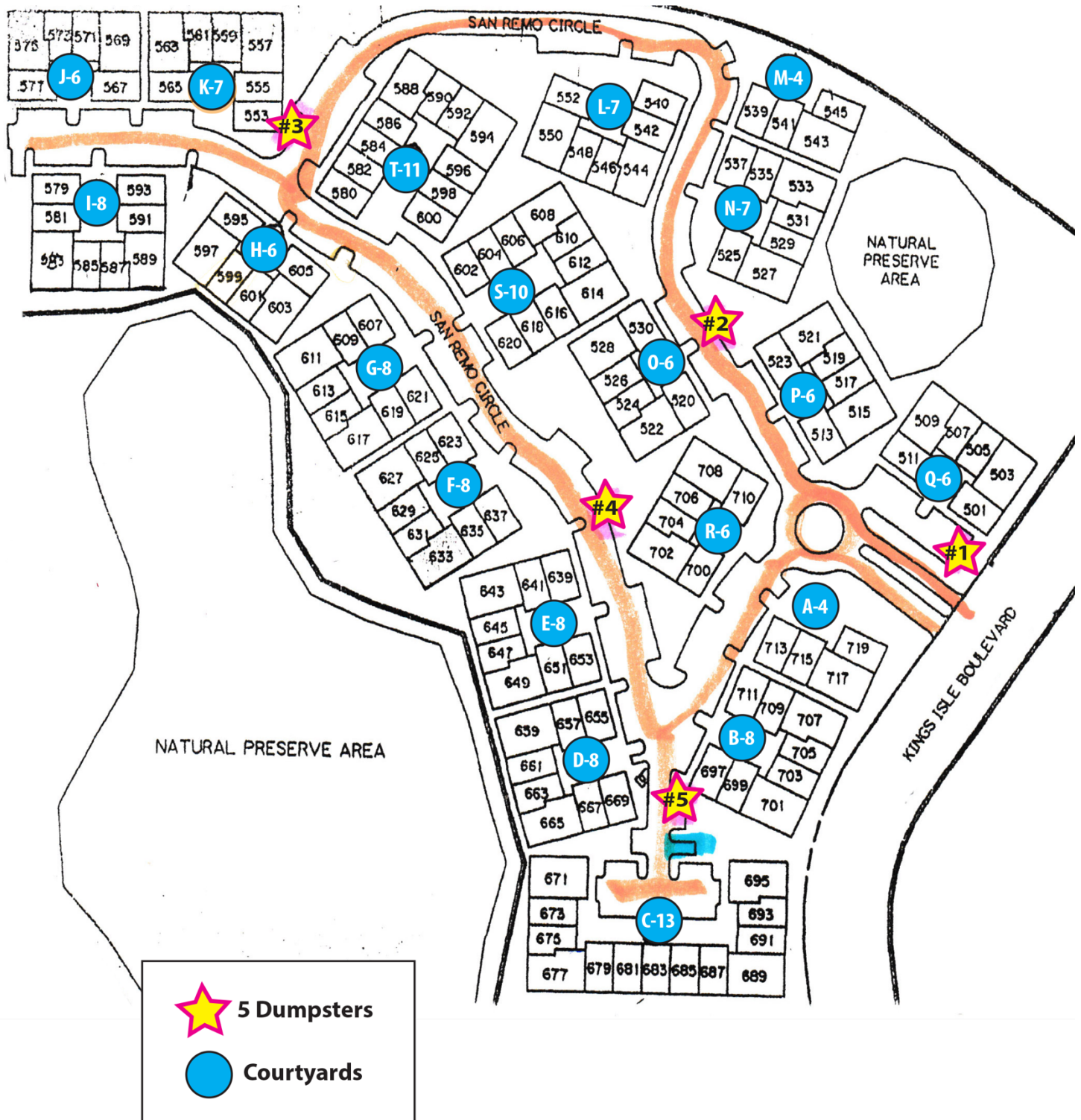
ALL FOOD GARBAGE: Must be in a plastic bag before putting it in the dumpster.

ALL LARGE OBJECTS: Bedding, TV's, Furniture Etc. **DO NOT** go into the dumpster. Call WAST-PRO at 772-595-9390 for a Special Pickup or donate your large items to a Thrift Store. There are many local Thrift Stores with a pickup service. Dumpster areas are numbered for easy ID.

ALL HAZARDOUS MATERIALS: (Oil, Paint Cans) **DO NOT** go into the dumpster. They **MUST** be hand delivered to Waste-PRO

Isle of Venice Map

Showing Courtyards and Dumpsters



Dumpster Etiquette

PLEASE FLATTEN BOXES

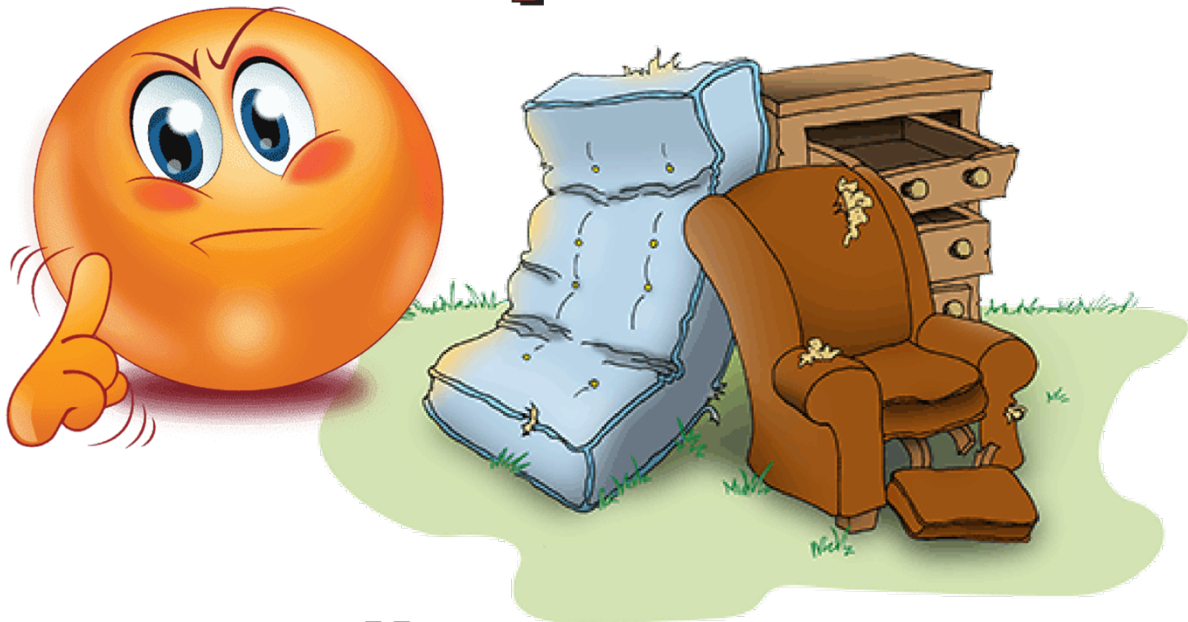
Leave Space for Others



Isle of Venice HOA Board 4-20-2022

**Your Neighbors
will thank you**

Not in Our Dumpsters



**Call Waste-Pro
for a Special Pickup
772-595-9390**

**Your Neighbors
will thank you!**

Isle of Venice HOA Board 4-20-2022



Not in Our Dumpsters

Call A Thrift Store

There are many local Thrift Stores,
some will come directly to your door.



**Maybe
someone
else will
LOVE it!**

Isle of Venice HOA Board 4-20-2022