



### **Islesworth at Martin Downs Checklist**

- Application Page
- Vehicle Information Page
- Deed Restricted Community Page
- Pet Page
- Pet Veterinary records
- Authorization for Background Screening form
- Photo ID (must be legible)
- Addendum to Lease Page
- Screening Committee form
- Rules and Regulations Acknowledgement page
- Copy of executed Lease Contract
- Non-refundable Processing Fee of \$125.00 or \$150.00 RUSH (less than 2 weeks occupancy) payable to Watson Association Management, LLC
- Non-refundable application fee of \$100.00 payable to Islesworth at Martin Downs
- Screening fee of \$25.00 per adult payable to Islesworth at Martin Downs

**Please make sure when submitting your application  
all documents and fees are included.**

\*\*\*\*\* If an application is submitted that is **NOT** complete, it will **NOT** be accepted and/or processed. Please ensure that you have all the required information, forms and signatures to avoid any delay(s) in the approval of your application.

**\*Please submit and/or send all complete applications and fees to Watson Association Management, LLC office located at 430 NW Lake Whitney Place, Port St. Lucie, FL 34986**

430 NW Lake Whitney Place, Port St. Lucie, FL 34986  
435 S. Yonge Street #3, Ormond Beach, FL 32174  
1410 Palm Coast Parkway NW, Palm Coast, FL 32137

Phone 772.871.0004 Fax 772.871.0005  
Phone 386.252.2661 Fax 386.673.4943  
Phone 386.239.1555 Fax 386.246.9271

[www.WatsonAssociationManagement.com](http://www.WatsonAssociationManagement.com)

10.9.20



**LEASE APPLICANT FORM**

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant #1: \_\_\_\_\_ Active Military Service Member: \_\_\_\_ Yes \_\_\_\_ No

Tenant #2: \_\_\_\_\_ Active Military Service Member: \_\_\_\_ Yes \_\_\_\_ No

Tenant #1 Phone: \_\_\_\_\_ Tenant #2 Phone: \_\_\_\_\_

Any other occupants? \_\_\_\_ If so, please list the name, age & relationship: \_\_\_\_\_

Present Address: \_\_\_\_\_  
(Street, City, State, & Zip)

Owner's employers name/Job Title: \_\_\_\_\_ No. of years there: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner's employers name/Job Title: \_\_\_\_\_ No. of years there: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Please list the name & number of the nearest relative in case of an emergency:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

- ♦ I/WE FULLY AUTHORIZE INVESTIGATION OF ALL ANSWERS AND REFERENCES GIVEN.
- ♦ I/WE HEREBY AGREE TO ABIDE BY ALL DOCUMENTS AND RULES & REGULATIONS OF ISLESWORTH AT MARTIN DOWNS HOMEOWNER'S ASSOCIATION INC., A COPY OF WHICH DOCUMENT I HAVE RECEIVED FROM LESSOR.

**PLEASE NOTE:**

- ♦ A copy of the Lease contract must be attached to this package.

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**VEHICLE INFORMATION**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**DESCRIPTION OF VEHICLE(S):**

**VEHICLE #1:**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

Color: \_\_\_\_\_ Gross Weight: \_\_\_\_\_ VIN: \_\_\_\_\_

Vehicle Tag: \_\_\_\_\_ State: \_\_\_\_\_

Registered to: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**VEHICLE #2:**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

Color: \_\_\_\_\_ Gross Weight: \_\_\_\_\_ VIN: \_\_\_\_\_

Vehicle Tag: \_\_\_\_\_ State: \_\_\_\_\_

Registered to: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PLEASE NOTE:**

- ☐ ALL INFORMATION ON THIS FORM MUST BE COMPLETED
- ☐ ANY CHANGES IN USE OR APPEARANCE OF THE ABOVE DESCRIBED VEHICLE (S) MUST BE SUBMITTED TO THE BOARD OF DIRECTORS WITH A NEW FORM

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

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

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**DEED RESTRICTED COMMUNITY**

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I (we) understand that we are moving into a deed restricted community. I (we) hereby agree to abide by all Documents and Rules and Regulations of Islesworth at Martin Downs HOA. I (we) received a copy from the Lessor. If owner fails to provide a set of Documents to Tenant, I (we) may obtain a copy from the Association Management at a cost of \$50.00.

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Tenant signature\_\_\_\_\_

Date\_\_\_\_\_

Tenant signature\_\_\_\_\_

Date\_\_\_\_\_

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**PLEASE ADVISE US OF ANY ANIMALS TO BE RESIDING IN THE HOME**

- No pets shall be kept, bred, or maintained for any commercial purpose.
- No exotic pets are allowed.
- Pets must have a valid County License, and a current Veterinary record, and must be delivered to the office
- Dogs which are household pets shall always whenever they are outside a unit be confined on a leash held by a responsible person.
- An owner shall immediately pick up and remove any solid animal waste deposited by his pet on the properties, including the common areas and the exclusive neighborhood common area. **THIS IS THE LAW**

Pet? Yes \_\_\_\_\_ No \_\_\_\_\_

Pet Type: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Color: \_\_\_\_\_ Sex: \_\_\_\_\_  
Name: \_\_\_\_\_

Pet Type: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Color: \_\_\_\_\_ Sex: \_\_\_\_\_  
Name: \_\_\_\_\_

**Pet Licenses:**

Per Martin County Ordinance #557, owners are required to have their cats and dogs vaccinated against rabies and obtain a Martin County Animal License. A new license may be purchased each year for all cat and dog pets regardless if the animal has a one year or three-year vaccination. To obtain a pet license, bring a copy of current rabies vaccination certificate issued by the veterinarian. Pet licenses can be obtained from all Martin County Tax Collector offices.

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

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

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**A SEPARATE AUTHORIZATION FORM IS REQUIRED FOR EACH APPLICANT**  
**FEE: \$25.00 per adult applicant, made payable to Islesworth at Martin Downs**

**GENERAL AUTHORIZATION FOR APPLICANT SCREENING**

**Applicant Name:** \_\_\_\_\_ **DOB:** \_\_\_\_\_

**Social Security Number:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Present Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Previous Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Applicant hereby Authorizes Islesworth at Martin Downs HOA and its Agent, Watson Association Management, LLC, to obtain and verify a social security number, and criminal background screening required to process his/her application for residency.**

**Applicant agrees to indemnify and hold harmless Islesworth at Martin Downs HOA and Watson Association Management, LLC., their employees, managers, officers and directors, affiliates, subcontractors, and agents from any loss, expense or damage which may result directly or indirectly from information or reports furnished by Watson Association Management, LLC.**

**Applicant Signature:** \_\_\_\_\_

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

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## Addendum to Lease

“The tenant hereby agrees, in accordance with Florida Law, that upon receipt of notice from **Islesworth at Martin Downs HOA** (the Association) that the Landlord is delinquent in paying any monetary obligation due to the Association, the tenant will pay his/her subsequent rental payments and continue to make such payments until all the monetary obligations of the Landlord (parcel owner) have been paid in full to the association and the Association release the tenant or until the tenant discontinues tenancy in the parcel.” Payment due the Association may be in the same form as you paid your Landlord and must be sent by United States mail or hand delivery to the Association, c/o Watson Association Management 430 NW Lake Whitney Place, Port St. Lucie, FL 34986 and payable to **Islesworth at Martin Downs HOA.**

~~~~~

Lessee Signature \_\_\_\_\_ Date: \_\_\_\_\_

Lessee Signature \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

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## Association Management

### Screening Committee Form

**PLEASE NOTE:** *The Screening Committee will contact the lease applicant directly to set up the date and time in which the interview will be conducted.*

Date: \_\_\_\_\_ Property Address: \_\_\_\_\_

Applicant: \_\_\_\_\_ Phone #: \_\_\_\_\_

Co-Applicant: \_\_\_\_\_ Phone #: \_\_\_\_\_

**Please circle YES or No to the following questions.**

Yes	No	Have you ever filed bankruptcy?
Yes	No	Have you ever had a property foreclosed?
Yes	No	Do you intend to occupy the property?
Yes	No	Have you received a copy of the Covenants and Rules & Regulations for Islesworth at Martin Downs HOA?
Yes	No	Do you agree to live by the governing documents and other rules and regulations that govern the area?
Yes	No	Are there any additional occupants that you have not disclosed to us?
Yes	No	Have you ever lived in a homeowner's association?
		If yes, which one? _____
Yes	No	Were fines assessed against you in that association?
Yes	No	Have you ever been evicted?

Have you or any occupant residing with you, ever been charged or convicted of any of the following:

Yes	No	Sex crime
Yes	No	Felony, Assault or Battery
Yes	No	Burglary, Auto, Dwelling, etc.
Yes	No	DUI
Yes	No	Domestic Violence
Yes	No	Robbery
Yes	No	Grand theft
Yes	No	Kidnapping or related offense
Yes	No	Any other felony

If YES was answered to any of the above, please provide explanation:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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



**References: Please list two (2)**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address:

\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address:

\_\_\_\_\_  
\_\_\_\_\_

**Please list the information for the most recent two (2) landlords:**

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address:

\_\_\_\_\_  
\_\_\_\_\_

Reason for leaving:

\_\_\_\_\_

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address:

\_\_\_\_\_  
\_\_\_\_\_

Reason for leaving:

\_\_\_\_\_

# ISLESWORTH

AT MARTIN DOWNS HOMEOWNERS  
ASSOCIATION, INC.

## RULES & REGULATIONS

Revised  
May 21, 2018

**The following replaces all previously issued rules and regulations.**

**ISLESWORTH AT MARTIN DOWNS  
HOMEOWNERS ASSOCIATION, INC**

### **RULES AND REGULATIONS**

As amended by the Board of Directors on  
May 21, 2018

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# **ISLESWORTH AT MARTIN DOWNS HOMEOWNERS ASSOCIATION, INC.**

## **RULES AND REGULATIONS**

As amended by the Board of Directors on May 26, 2015.

In order to maintain the high quality of life that accompanies a well maintained and orderly community, each owner is obligated and expected to do his or her part. The success of the association depends on how well each owner meets his or her responsibility. These responsibilities were established in the covenants which were created to protect the rights of the individual owners and the Association.

These Rules and Regulations are compiled from the Articles of Incorporation, the Declarations of Covenants, the By-laws and other use restrictions which have been approved by the Board of Directors of Islesworth at Martin Downs Homeowners Association Inc. Please refer to the Association Documents for full disclosure.

### **1. A/C, POOL & RELATED EQUIPMENT**

A/C equipment, swimming pool equipment, tanks and other outdoor equipment must be screened with fencing or completely landscaped so that they are not visible from the street or any other lot.

### **2. ALTERATIONS TO THE EXTERIOR OF YOUR HOME**

All changes which affect the exterior appearance of a residence require prior approval from the Architectural Review Committee. (See attached Exhibit "A") Requests should be submitted to the Association six (6) weeks prior to the commencement of work. Failure to receive approval prior to the commencement of work will result in the imposition of fines and/or legal action. Once approved, the project must be commenced within 90 days of approval.

#### **2.1. EASEMENTS**

No planting or structure of any kind shall be constructed or erected, nor shall any changes, alterations or modifications be made which would interfere with the flow of water through the drainage easements, storm water management systems, or mitigation and conservation areas

### **3. ANIMALS & PETS**

No animals, livestock or poultry of any kind shall be raised, bred or kept within the Property, other than household pets provided they are not kept, bred or maintained for any commercial purpose. No animal shall be permitted to become a nuisance or annoyance to any other owner. Pets must be kept on a leash when outside the residence. Pet waste must be physically removed and properly disposed of.

4. ANTENNAS, AERIALS & SATELLITE DISHES

Antennas, Aerials and/or Satellite Dishes must be approved by the ARC prior to installation. Satellite dishes cannot exceed 3 ft. in diameter and must be affixed to the rear portion of a home or located in the rear yard of a lot.

5. BASKETBALL HOOPS

Basketball hoops, which are not permanently affixed or cemented to the ground in any way, are permitted to be located at the front of the improvements located on the Lot. Only one (1) basketball hoop may be kept on each lot and shall have a net affixed at all times. All basketball hoops shall be kept free of rust and in good condition at all times. The hoops shall be kept at the approximate mid-point of the driveway, on the garage side, when not in use and shall not be left on or at the edge of the driveway or in the road overnight. In the event of a hurricane watch or warning, all basketball hoops shall be stored in a fully enclosed garage or inside the improvement on the lot. (See attached "Exhibit B")

6. COMMON PROPERTY STORAGE

Nothing shall be stored, constructed within, or removed from any portion of the Common Property without written approval of the Board of Directors. No rubbish, trash, garbage or other discarded items shall be placed or allowed to remain on any Common Area.

7. CONVEYANCE OF PROPERTY

The homeowner shall notify the Association Property Manager in writing of the intent to transfer the property at least 30 days prior to the proposed date of closing. A Property Conveyance Form, (See attached "Exhibit C") shall be completed and returned to the Association. A copy of the copy of the Warranty Deed and a \$25.00 Administrative Fee is required. It is the responsibility of the Seller to supply the Buyer with his copy of the Association Documents. Coupons for maintenance fees are to be turned over to the Buyer at the time of closing. If a coupon book is not provided, it is the responsibility of the Buyer to contact management regarding the payment a quarterly fees.

8. LEASING OF LOTS

The Homeowner shall notify the Association Property Manager 15 days prior to proposed transaction. Leases are subject to approval by the Board of Directors. A lease application (see attached Exhibit "D") shall be completed and returned to the Management office. All leases must be for term (1) one year. Each annual lease must also be pre approved by the Board of Directors and re- submitted prior to lease expiration date.

9. ENFORCEMENT PROCEDURES

Owners which have failed to comply with the restrictions of the community will receive notification from management advising of the alleged violation. If the violation continues, a second notice will be sent advising that a fine has been imposed against their unit. The owner has the right to request a meeting with the Covenants Committee to appeal the fine. Complaints which cannot be visually verified by management must be made in writing. Names of the



Individuals making the complaint are not provided to the person or persons allegedly making the violation. All rules and regulations will be strictly enforced. Daily fines may be imposed for continuing violations as permitted by Florida Statute. All attorney fees, filing fees or any other expenses incident to enforcement shall be paid by the owner of the unit deemed to have violated the Rules and Regulations.

10. FLAG POLES

Flag Poles must be approved by the ARC prior to installation. Flags may be attached only to the front of the house. No free standing poles are permitted. Any flag displayed may not be of an offensive nature. The final determination of what is offensive shall be determined by the Board of Directors. A temporary flag pole may be affixed to the rear of the mailbox post for the display of the American flag.

11. GAMES & PLAY STRUCTURES

All game and play structures shall be located at the side or rear of the improvement, or on the inside portion of the corner Lots within the setback lines, with the exception of portable basketball hoops. Tree houses or platforms of a like kind or nature shall not be constructed on any part of the front or the rear line of the home.

12. LANDSCAPING & GROUNDS MAINTENANCE

Landscaping, grass and beds shall be properly maintained at all times. Turf shall be kept at a maximum height of four (4) inches. Roadways, driveways, etc. shall be edged at each mowing. Grass clippings shall be removed from the streets, sidewalks and driveways. Beds shall be kept free of weeds. Dead and dying branches should be trimmed. Dead plant material should be removed and replaced. Areas along fences, basketball hoops and other objects are to be kept the same height as the existing lawn. Dead trees and shrubs which are part of the original required landscaping must be replaced with similar trees and shrubs. Said replacements must be made within 30 days.

13. LAUNDRY

The outside drying or hanging of laundry is restricted to the rear yard, which must be fully concealed by a privacy wall or fence so as not to be visible from outside the lot.

14. MAILBOXES

Mailboxes must be kept clean and free of rust and stains. Posts and boxes shall be kept in good repair and painted with the approved paint color – Benjamin Moore #916, exterior flat.

15. OFFENSIVE ACTIVITIES

No obnoxious, unpleasant, unsightly or offensive activity shall be permitted on any lot or common area, nor may anything be done which can be reasonably construed to constitute a nuisance, public or private in nature. Any questions with regard to the interpretation of this section shall be decided by the Board of Directors whose decision shall be final.

16. RECONSTRUCTION AFTER CASUALTY

In the event that an improvement is damaged or destroyed by casualty, hazard or other loss, the Owner shall commence to rebuild or repair the damaged improvement within a reasonable amount of time as determined by the Board of Directors.

17. RECREATIONAL & COMMERCIAL VEHICLES

No commercial vehicle, mobile home, motor home, house trailer, horse trailer, camper, boat, boat trailer or other recreational vehicle or equipment shall be permitted to be parked or stored any place on any portion of the property, unless it is parked within a garage, or located on a lot so they cannot be seen from any street or any other lot. This does not apply to the temporary parking of commercial vehicles providing services and/or goods to the lot. Should a vehicle remain in violation of the rule for 24 consecutive hours or 48 non-consecutive hours, the Association may, at the expense of the owner, have the vehicle towed. Parking on the grass or sidewalks is not permitted.

18. SIGNS

No signs except a "For Sale" sign and one sign of not more than one (1) square foot used to indicate the name of the resident shall be erected or displayed to the public view on any lot. The "For Sale" sign must be hung from a 4x4 white mailbox style post. The use of add on "Banner" type signs, above or below the "For Sale" sign, stating the Agents name, "Pool", etc. are not permitted. Hand lettering, "stick on" lettering, decals or stencils are also excluded. "For Sale" signs may not exceed four (4) square feet in surface area.

19. SINGLE FAMILY

All lots are for one residential, single-family dwelling. No other structure shall be erected without approval of the Board of Directors and/or the ARC.

20. SPEED LIMIT

Speed Limit within Islesworth is 20 mph. There are numerous children and residents within the community. Please help protect their safety by maintaining your speed and stopping at all Stop Signs.

21. STORAGE OF OUTDOOR ITEMS

Placement of grills, lawnmowers, maintenance equipment and the like shall not be stored at the front of any lot and should be stored out of view of other lots. The determination of inappropriate items will be made at the sole discretion of the Board of Directors.

22. TEMPORARY STRUCTURES

No structure of a temporary character, including but not limited to tents, sheds, tree houses, etc., shall be erected on the property without approval of the Board of Directors.

23. TRASH, GARBAGE & OTHER WASTE

Trash, garbage and other waste shall be kept only in closed containers. All equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. All rubbish, trash and garbage shall be stored in plastic bags, which are to be knotted or sealed with a twist-tie, and placed in appropriate containers with secure lids.

No garbage, trash or debris shall be left on sidewalks or at curbside except after 5:00 pm on the evening prior to the scheduled garbage pickup. All garbage receptacles must then be removed from the sidewalks and/or curbside before midnight on the day of the scheduled garbage pickup.

Yard waste is to be placed in cans or bundles weighing no more than 50 lbs. and is collected on Wednesdays. Contractor debris must be removed by the contractor. This includes construction debris, roof materials, landscaping debris, etcetera, which is not to be left curbside or on the lawn. Large items, such as old furniture, appliances, etc. are generally picked up at no additional charge. Please contact Waste Management, 772-546-7700, to advise them if you have a large item for pick-up.

24. VEHICLE MAINTENANCE

No maintenance or repairs shall be performed on any vehicles upon any portion of the Property. In an emergency situation, repairs to disabled vehicles within the Property must be completed or the vehicle must be removed within two (2) hours of immobilization.

25. VEHICLE PARKING

25.1 Owners and tenants cannot park vehicles in the street. Owners and tenants shall park vehicles in their garage or driveway, unless they are performing required construction, or pressure cleaning or painting. Guests and invitees of the Owners and tenants may park their vehicles in the driveway or on the street, provided however that they are not parked on the street overnight between the hours of 1:00 a.m. and 6:30 a.m.



25.2 All vehicles parked in driveways must be in good condition and repair. Vehicles must be licensed, painted, and a "complete vehicle." Inoperable vehicles must be removed from the property in accordance with Article IX, Section 17 of the Declaration.

25.3 Commercial vehicles, as the term is utilized in Article IX, Section 16 of the Declaration, shall be defined as vehicles with ladders, ladder racks, tool boxes and other visible work equipment. Commercial vehicles are not allowed to be parked in the community unless within a garage. Vehicles that display company signs or logos may park in a garage or they may park outside of a garage if all commercial lettering or logos are covered with a matching magnetic cover. These restrictions do not apply to the temporary parking of commercial vehicles providing goods or services to a Lot.

25.4 Vehicles parked on the street must be parked in the same direction as travel lanes.

25.5 Vehicles parked on the street cannot be parked closer than 50 feet to a corner or a curve.

25.6 Vehicles shall not park opposite a driveway or opposite an already parked vehicle or in any manner that would impede the flow of traffic or ingress or egress to adjoining properties. Double parking in the cul-de-sacs is not permitted. Parking on the grass or sidewalks is not permitted.

25.7 Vehicles parked in violation of these Rules and Regulations may be towed without notice and at the expense of the owner of the vehicle.

25.8 Motorized vehicles, including, but not limited to, go-carts, mopeds, all-terrain vehicles, dirt bikes, trail bikes, golf carts, or any other unregistered vehicles are excluded from use on the common areas of Islesworth.

Your assistance in keeping Islesworth a safe and well maintained community is appreciated.

**I/We hereby acknowledge the rules and regulations attached to this application are only simplified rules and regulations and that additional restrictions are included in the declarations of covenants. I/We hereby agree to abide by them.**

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_