

ISLESWORTH

AT MARTIN DOWNS HOMEOWNERS
ASSOCIATION, INC.

RULES & REGULATIONS

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
December 6, 2021

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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 owners lot. 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 a previously 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. Driveway parking where a sidewalk is blocked will not be considered a sidewalk parking violation. Driveway parking where a sidewalk is blocked is allowed but not for a consecutive period of time exceeding 24 hours.

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, or any other unregistered vehicles are excluded from use on the common areas of Islesworth.

Resident owned Golf carts may be utilized within the community after HOA approval.

- Golf Cart owners must submit a complete application packet to management for HOA approval before a Golf Cart may be utilized in Islesworth and must renew every 12 months.
- Golf Cart owners must carry valid basic liability insurance. (see below)
- Proof of insurance must be included with a golf cart identification
- Golf Carts must be equipped with headlights and reflective material, tail lights and brake lights attached to the rear bumper, turn signal and horn.
- Golf Carts must only be operated within the roadways of the community and not on any other common areas.
- Golf Carts may not be stored outside of any residence, driveway or any outside area on any lot. Golf Carts must be stored within a garage.
- Golf Cart operators must follow all vehicular traffic operational rules. The operation of golf carts within Islesworth is prohibited by anyone under 16 years of age.

*Insurance minimums for approval

Bodily injury protection 100,000 / 300,000

Passenger liability 100,000 / 300,000

Property damage coverage 15,000

Uninsured Motorist Coverage 100,000 / 300,000

Medical Payments 2,500

Other than collision 500

Collision 500

26. Hurricane Shutter Policy

1. Homes may be shuttered or boarded up upon the issuance of a tropical storm or hurricane watch or warning. The shutters or boarding must be removed within 3 days after the authorities have rescinded the hurricane watch or warning. Seasonal homeowners, upon leaving the home unoccupied, may shutter the rear and sides of the home only if the shutters or boards are not visible from the street view. Seasonal homeowners will need to make arrangements to shutter or board and/or remove from the remaining sides of the home if a tropical storm or hurricane threatens. Seasonal homeowners must provide notice to the Homeowners Association for approval prior to installing any shutters or boards.
2. Outdoor furniture, lawn decorations, plant containers, barbecue grills, basketball hoops, and other outside loose objects must be stored indoors or in garages upon the issuance of a hurricane warning.
3. The temporary placement and use of generator equipment in front of the home is allowed immediately after a hurricane / tropical storm until such time that power is restored.
4. Homeowners must follow the State / County laws and guidelines regarding hurricane preparation and waste collection. Trimming of trees or shrubs during hurricane watch or warning and the placement of debris for collection once a storm has been announced especially if that collection has ceased prior to the storm is strictly prohibited. All existing yard debris must be removed from the property prior to the arrival of any hurricane or tropical storm event.
5. Any homeowner not following the above rules shall be subject to fines as well as any charges incurred by the Islesworth Homeowners Association to remove trash, debris or unsafe items from any property prior to a hurricane or tropical storm event.

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