

ISLESWORTH

AT MARTIN DOWNS HOMEOWNERS
ASSOCIATION, INC.

RULES & REGULATIONS

Amended
May 1, 2025

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 1, 2025

Section 1: A/C, Pool & Related Equipment

Section 2: Alterations to the Exterior of Your Home

Section 3: Animal & Pets

Section 4: Antennas, Aerials & Satellite Dishes

Section 5: Basketball Hoops

Section 6: Common Property Storage

Section 7: Conveyance of Property

Section 8: Leasing of Lots

Section 9: Enforcement Procedures

Section 10: Flag Poles

Section 11: Games & Play Structures

Section 12: Landscaping & Grounds Maintenance

Section 13: Laundry

Section 14: Mailboxes

Section 15: Offensive Activities

Section 16: Reconstruction After Causality

Section 17: Recreational & Commercial Vehicles

Section 18: Signs

Section 19: Single Family

Section 20: Speed Limit

Section 21: Storage of Outdoor Items

Section 22: Temporary Structures

Section 23: Trash, Garbage & Other Waste

Section 24: Vehicle Maintenance

Section 25: Vehicle Parking

Section 26: Golf Carts

Section 27: Hurricane & Shutter Policy

Section 28: School Pick Ups & Drop Offs

Section 29: Motorized Vehicles

Section 30: E-bikes

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

RULES AND REGULATIONS

As amended by the Board of Directors on December, 2024.

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 by the homeowner(s) 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 Should the project not begin within 90 days following approval, re-submission of the architectural application is necessary. The project must be completed within 120 days following approval, unless a longer time frame is provided in writing by the Association. Should the project not be completed within 120 days of approval, a reasonable extension may be sought. The Board of Directors, at its discretion, may approve an extension.

2.2 The construction, erection, or planting of any structure is prohibited. This includes any changes, alterations, or modifications that would impede the flow of water through drainage easements, stormwater management systems, or within mitigation and conservation areas.

2.3 Exterior holiday decorations and lighting may not be displayed more than 45 calendar days before the upcoming holiday. All exterior holiday decorations and lighting must be removed within 30 calendar days following the holiday. The Board of Directors may grant extensions of this time period.

(As per 2024 Florida Statute 720.305(7), Iselsworth must provide written notice and a one-week cure period before imposing any fines or suspension concerning holiday decorations or lights left upon a structure or upon the parcel longer than as permitted in the governing documents)

- 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 owner's lot. Pet waste must be physically removed and properly disposed of.

3.1 An electronic leash is not considered a leash under this rule. A physical leash is required.

- 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 midpoint 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 of quarterly fees.

8. LEASING OF LOTS The Homeowner shall notify the Association Property Manager 15 days prior to the 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.

8.1 All lease applicants are subject to a criminal background and credit check. Applicants must possess a minimum credit score of 550. Those with a credit score below 550 may appeal to the Association for special consideration, which the Board of Directors may grant at their sole discretion. Applicants with previous felony convictions will not be considered.

9. ENFORCEMENT PROCEDURES Owners which have failed to comply with the rules 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 the homeowner of record. Any homeowner has the right to request a meeting with the Covenants Committee to appeal any fine imposed. Complaints made against homeowners which cannot be visually verified by management must be made in writing. Identification of the reporting person(s) making the complaint will not be provided to any homeowner that has committed a violation. All Islesworth 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 homeowner of record deemed to have violated the Rules and Regulations.

9.1 Any information which is an official record and discoverable through an official record request and or subpoena must be provided. The association

must comply with these requests by state law.

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.

10.1 Flags displayed must not be political in nature. Flagpoles adhering to Florida Statute 720.304 are permitted; however, an architectural application must be submitted and approved beforehand.

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 lot 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.

11.1 All gaming and play structures situated adjacent to any development must be placed in a manner that renders them not visible from the street.

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.

12.1 Architectural Committee approval is required for any original landscape replacement.

12.2 Any removed trees or shrubs, which were required at the time of construction, must be replaced with similar approved plant material. Said replacements must be made within 30 days of removal. Architectural committee guidelines must be followed and approval must be obtained before removal and replacement can begin.

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 any 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.

15.1 The operation of mechanical equipment, loudspeakers, or any other sound amplifying devices that can be heard outside and disrupts or disturbs the peace of Islesworth residents between the hours of 10:00 pm and 8:00 am shall constitute as a nuisance violation.

16.RECONSTRUCTION AFTER CASUALTY In the event that an improvement is damaged or destroyed by casualty, hazard or other loss, the Owner shall commence repairing 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.

17.1 The Board of Directors must approve, in advance, the temporary use of trailers, moving trucks, pods, or dumpsters for construction, improvements, or moving activities related to a sale, purchase, or lease of a home. Such use shall not exceed thirty (30) days unless approved for a longer period by the Board of Directors. All requests must be submitted in writing to management and approved by the Board of Directors before any usage or storage begins.

(Fla. 2024 Stat. 720.3075 Islesworth governing documents cannot prohibit the parking of personal pickup trucks, work vehicles, or first responder vehicles upon an owner's driveway. The statute does not prohibit Islesworth from restricting the parking of such vehicles on private roadways. Work vehicle is defined as any vehicle, regardless of any official insignia or visible designation, as long as the vehicle is not a commercial motor vehicle as defined by Fla. Stat. 320.01(25))

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.

18.1 Temporary celebration type signs may be displayed at the front of improvement lots not to exceed 7 (seven) calendar days.

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 The speed limit in 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.

22.1 Article IX, Section 11 of the Islesworth Declaration of Covenants, Conditions, and Restrictions, states that the placement of any structures, including fences, is prohibited within any part of the drainage areas or the surface water/stormwater management system, which includes the water retention ponds / lakes. Additionally, there exists a twenty-foot easement for the maintenance of the lake banks. Such structures could interfere with this easement and lot runoff/drainage into the lake and are therefore prohibited.

22.2 All shed-type storage structures require approval from the Architectural Review Committee before starting construction or installation. Sheds may not exceed 150 square feet in size and must be less than 9 feet in height from the ground to the peak. They should be situated within a fenced backyard area, positioned behind the house, and not visible from the street or other properties, or fully landscaped screened to obscure visibility. Sheds must adhere to all Martin County permitting, setback, and construction regulations. If painting the shed, the color must be approved, and it must match the approved color scheme of the house.

22.3 Small deck boxes and storage containers that are less than 5 feet tall or have a total area of 25 square feet are permitted. These storage containers must not be placed at the front of any improvement lot and should be kept out of sight from other lots, ideally behind a fence. No approval is required from the Architectural Review Committee or Board of Directors for these types of storage containers.

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 in 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.

23.1 If landscaping or other debris is left on any lot or common area by a landscaping vendor, the employing homeowner will incur a violation and possible fine. Should the debris damage any of the Association's landscaping, cost of repairs will be charged to the homeowner who employs the landscaping company. Homeowners generating their own landscaping debris too large for normal pickup are required to schedule a pickup with Waste Management and make notification to the property management once pickup is scheduled.

(As per 2024 Florida Statute Fla. Stat. 720.305(7) HOAs may not impose a fine or suspension for leaving garbage receptacles at end of a driveway less than 24 hours before or after the designated garbage collection day or time)

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.

24.1 Any vehicle repairs or work performed other than temporary repairs as stated above must be conducted out of view and inside of a closed garage. (The term 'vehicles' encompasses, but is not limited to, cars, trucks, golf carts, and motorcycles.)

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 registered, 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 the 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.

25.7 Vehicles parked in violation of these rule 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 karts, Mopeds, all-terrain vehicles, Dirt Bikes, Trail Bikes, Golf Carts or any other unregistered vehicle are excluded from use on the common areas of Islesworth.

26. GOLF CARTS Residents may operate their personal golf carts within the community upon obtaining Association approval. Golf cart owners must submit a full application packet to management for committee approval before they can utilize their golf carts in Islesworth. Owners are required to maintain valid basic liability insurance for their golf carts. Proof of insurance is to be presented along with the golf cart registration package and valid insurance must be re submitted every 6 (six) months for proof of premium renewal. Golf carts must be equipped with headlights, taillights, reflective materials, brake lights attached to the rear bumper, turn signals, and a horn. An inspection of the Golf Cart will be scheduled and conducted by the Golf Cart Committee once the application is submitted for processing.

Golf carts are to be used exclusively on the community's roadways and are prohibited on any other of the Islesworth common areas. Golf Cart operators must be licensed vehicle drivers to operate Golf Carts in Islesworth. Golf Carts must not be stored outside of residences, lots, driveways, or any outdoor spaces.

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

*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

27.HURRICANE & SHUTTER POLICY 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 that the home will be vacant and that shutters or boards will be installed as per rule.

27a. 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.

27b. 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.

27c. 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.

27d. 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.

28.SCHOOL PICK UPS AND DROP OFFS Non-residents are not permitted to conduct school pickups or drop-offs within Islesworth, as it is private property and such actions are deemed trespassing. The community upholds a no-trespass agreement with the Martin County Sheriff's Department to aid in this enforcement. No school pick up or drop off signs are posted at both entrances to the community.

29.MOTORIZED VEHICLES The use of unregistered, non-street-legal motorized vehicles is prohibited within the Islesworth community. This includes, but is not limited to, go-karts, mopeds, all-terrain vehicles, dirt bikes, and trail bikes. Homeowners must respect the community by considering these vehicles' impacts on noise, safety, liability, the environment, and aesthetic appeal. This rule applies to all parts of the Islesworth community including, without limitation, the common areas and lots.

30.E-BICYCLES Definitions - A bicycle equipped with an electric motor that provides assistance to human pedaling.

Class 1: Pedal-assist only; motor ceases to function when the bicycle stops pedaling or reaches a certain speed (typically 20 mph).

Class 2: Throttle-on-demand; can be propelled by the motor alone up to a

certain speed.

Class 3: Pedal-assist only; motor ceases to function when the bicycle stops pedaling or reaches a certain speed (typically 28 mph).

E-bicycles must be operated in a safe and responsible manner, adhering to all Islesworth rules and regulations, applicable local and state laws.

E-bicycles are considered vehicles and must follow the same rules of the road.

E-bicycles must observe the posted Islesworth speed limit of 20mph within the community. The use of slower speeds is recommended in areas with high pedestrian traffic.

E-bicycles are prohibited for use on sidewalks in Islesworth.

E-bicycles are prohibited for use on any of the common areas in Islesworth including the community park and playground areas.

E-bicycles must be in good working order with properly functioning brakes and lights.

Violations of these rules by identified residents may result in violations and or penalties as determined by the Islesworth Board of Directors. Any destruction or damage to any common property or landscape caused by the operation of E-bicycles will also be reported to the Martin County Sheriff's office.

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