

ISLE OF LOMBARDY

RULES AND REGULATIONS

Revised December 15, 2014

These rules are concerned with the overall appearance, aesthetics and commonality of the Isle of Lombardy Community. Also, these rules cover the responsibility that our homeowners have to maintain that appearance and correct any violations within the prescribed time period. The Board of Directors approved the rules for compliance by the homeowner in order to achieve uniformity for the entire Association. Please keep with your Association Documents.

1. Applications and Approvals

- a.** Homeowners must first apply in writing to the Architectural Review Committee (ARC) for approval before making any changes to the outside appearances of their home and/or property. In the event that someone other than the homeowner performs the work, a licensed and insured contractor is required. Homeowners are responsible for all work done. Application must contain detailed information as specified on the Architectural Review Form. Forms can be obtained from the Clubhouse.
- b.** The Committee's decisions are based solely on rule compliance, aesthetics and the overall appearance of the area in question.
- c.** There will be a \$50.00 fine for any homeowner making changes without prior written approval from the ARC.
- d.** Final approval is at the discretion of the Board of Directors.

2. Flags and Flag Holders

- a.** Any Homeowner may display one portable, removable United States or official flag of the State of Florida in a respectful manner not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Marine Corps, or Coast Guard, or POW-MIA flag.
- b.** No permanent in ground flagpoles are allowed without prior ARC approval.
- c.** Flags are to be flown properly and not touching the ground.

3. Door Decorations

- a.** Holiday wreaths or similar holiday and seasonal decorations do not require ARC approval. However, Christmas lights can only be displayed from Thanksgiving Day to one week after New Year's Day. All holiday lighting and ornaments must be removed within 7 days from New Years Day.
- b.** All other decorations require ARC approval.

4. Lighting

- a.** Any exterior lighting additions or changes on the property require ARC approval.
- b.** Malibu style lights are allowed provided bulbs are white, the fixtures must not interfere with landscape maintenance and they do not shine into neighbors windows.
- c.** Outdoor lighting on the home is allowed provided all wiring is hidden and does not interfere with any resident's privacy. Bulbs can be white or yellow. Prior written ARC approval is required.
- d.** Holiday lights and decorations on front of homes are allowed provided they are not excessive (approval not required; Board reserves the right to define excessive).

5. **Water Conditioners**
 - a. Must be applied for to the ARC for approval. Additional landscaping may or may not be required depending on location of installation. City Permit Required.
6. **Hurricane Preparedness**
 - a. All panel systems must meet state and county codes.
 - b. Panels may be installed when imminent danger of a hurricane is announced. (Hurricane Watch) for our area and must be removed within 72 hours from when the National Weather service cancels the danger.
 - c. Arrangements must be made by the homeowner to have the panels installed and removed while away from the home.
 - d. In the event of a severe storm or hurricane, all exterior furniture, bicycles, pots and ornaments must be taken indoors, including lanai items, so as not to become windblown projectiles.
7. **Concrete Work**
 - a. All concrete work on the home site or home must have prior written ARC approval. City permits, as required, for concrete work must be obtained and on display before any work begins. Homeowners are responsible for proper pitch of surfaces so that water runs off without encumbering neighbor's property.
 - b. Pre-manufactured plain concrete slabs may also be utilized in certain instances with written ARC approval.
 - c. Concrete curbing may be used for edging. ARC written approval is required.
 - d. Colors for concrete base must be same as house color.
8. **Exterior Painting and decorating**
 - a. Decorative Painting of porch slabs and rear patio slabs (ARC written approval is required). Color must be same as house color.
 - b. Tile on front porch slab must have ARC approval.
 - c. All applications must be accompanied by sample colors and all other requirements as stated on the ARC Form.
 - d. Lawn statues and ornaments must be approved by the ARC. They are limited to a height of 24". All ornaments must be placed in planting bed and kept in good condition. Must not interfere with lawn maintenance and if damaged, the Association will not be responsible for replacements.
 - e. One decorative plaque and one address plaque are allowed to be displayed per home.
 - f. Operable shutters and awnings. Must have prior ARC approval.
 - g. Tasteful flowerpots may be displayed on the front of the home site. A limit of 6 per house. They may not be placed on railings and may not be suspended from trees or bushes or interfere with landscape maintenance.
9. **Miscellaneous**
 - a. Only white screen doors with charcoal color screen are permitted.
 - b. Screen enclosures must have a white frame with charcoal screening. No other colors are allowed.
 - c. Enclosure of rear patios, other than screening must have written approval by the ARC.
 - d. Installation of gutters is permitted. Color must be white. ARC approval required.
 - e. Plants not allowed:
 - Vegetable plants or trees
 - Fruited plants or trees

- Norfolk Pines
- Schefflera trees
- Artificial flowers, plants or trees.

- f.** Signs are NOT permitted with the exception of security alarm signs, which may be displayed inside the front window.
- g.** Homeowners are responsible for the cleanliness of the exterior of their homes. This is including but not limiting the removal of mildew from roofs, walls, front railings, concrete slabs and aluminum patio framing. Homeowners who own carports will be responsible for the cleanliness and structural stability of the carport.
- h.** No planting on common ground permitted without ARC approval.
- i.** No use of common ground city water or electricity for outside venders is allowed, unless Board authorized.
- j.** Car washing is allowed at 2 dumpster areas by Courtyard 7 & 12 only.
- k.** For all other landscaping, plants and trees, approval must be obtained from the ARC. Any landscaping installed by the Homeowner on common ground will become the lawn care company's responsibility to trim. If said conditions are preformed without written ARC approval, said conditions are to be removed by the homeowner and restored to original common landscaping upon sale of the property.
- l.** Overgrown, dead, dying or otherwise unsightly landscaping is not permitted.
- m.** Garbage, trash or recyclables must be placed inside the proper receptacles. No trash or recyclables are to be placed alongside the receptacles or their immediate areas. All cartons and boxes must be flattened down before disposing. IF IT DOES NOT FIT INSIDE THE DUMPSTER IT WILL NOT BE PICKED UP. Cigarette butts must be disposed of in trash receptacles only. CONTRACTORS ARE NOT PERMITTED TO USE COMMUNITY DUMPSTERS. Fines will be issued for any of these violations.
- n.** The ARC must approve wind chimes. If they become a nuisance, chimes MUST be taken down.
- o.** Flower boxes are not allowed on porch railing.
- p.** Trellises are not allowed.
- q.** Feeding wildlife is strictly prohibited.
- r.** Bird feeders, birdhouses and birdbaths are not allowed.
- s.** Outside storage of personal items is not allowed with the exception of one BBQ grill, which may be kept in the rear of the home. All personal property must be stored inside the home. All bikes may be stored inside the home or at designated bike racks ONLY. The BOD would consider on a case by case basis any variances or exceptions to the bicycle storage rule. Medical documentation will be required. In such cases, bicycle storage will be restricted to a specific area on that particular home site.
- t.** No ornaments, feeders, wind chimes, flower pots or other items may be hung in a tree or suspended on any other object.
- u.** Homeowners who wish to place storage lockers in rear alcove areas must apply to the Architectural Review Committee and be granted written approval before installing.
- v.** Car covers of any type are not permitted.
- w.** Water fountains, light fixtures, all electrical components, and any other common ground items or areas, should not be tampered with.

10. **Pets**

- a.** All pets must be leashed at all times and excrement picked up at all times when outside of owner's property. A homeowner may have no more than (2) domestic pets or animals. Breeding of pets is NOT permitted. Exotic and/or wild creatures may not be kept as pets.
- b.** Homeowners may have one dog or cat not to exceed 40 pounds or 2 dogs or cats not to exceed 25 pounds each.

c. Service animals over the above weight limits must be properly registered and be provided with a doctor's referral and any other required documentation.

11. **Insurance Certificates**

a. All homeowners are required to have private homeowner's insurance coverage for their home.

b. A certificate of insurance is required to be forwarded to the management company on an annual basis.

12. **Satellite Dishes**

a. Exterior antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall not be placed on any home or home site without prior written approval of the Isle of Lombardy Architectural Review Committee.

b. Satellite dishes must be 18" or less in diameter and must be located in rear or side of house, professionally installed, NO pole installations are permitted, ARC approval required. (FCC Rules of Compliance apply).

13. **Lakes and Bodies of Water**

a. Are under the control of the Services District. They are cared for and treated by them at their discretion. Swimming and other water sports are not permitted.

14. **Business Use**

a. All contractors conducting work in the Isle of Lombardy must have the proper required licenses and insurance.

b. A copy of required license(s) and insurance must be provided to Management along with a completed ARC application.

15. **Parking**

a. Vehicles must have current registration to be parked on the property.

b. Commercial vehicles may only be kept on the property during working hours. NO overnight parking.

c. Boats, RV's and trailers are not permitted on the property. (Parking is available at the clubhouse) with prior authorization.

d. Unauthorized vehicles will be towed at the owner's expense.

e. Carports are allowed. ARC approval is required before installation.

f. Parking area including carports must be kept clean and in good condition.

g. One car per licensed driver in each home is allowed.

h. Motorcycles, mopeds, e-bikes and motor scooters must maintain up to date vehicle registrations. They can only be driven on roadways and must be parked in an owner/guest parking space or at a bike rack. They are not permitted on the home-site premises. Electric wheelchairs and medical scooters for the handicap will be excluded from this rule.

i. Written permission from the owner is required in order for another resident to use their carport or parking space. This written permission must also be submitted to the management company for their records.

16. Violation Notices, Fines & Liens

a. When a homeowner is in violation of any of the Rules & Regulations found within the Documents of the Isle of Lombardy Community, the homeowner will receive a violation letter giving the homeowner 15 days to correct the violation and notify the Management Company in writing that the correction has been made. The Management Company will then inspect the property to verify if violation has been cured. If the violation has in fact not been cured, at that time the Homeowner will be sent via certified mail, Return Receipt Requested a second letter of violation with an opportunity for a Hearing before the Committee of at least 3 members appointed by the Board who are not officers, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee who will give the homeowner the opportunity to present evidence why a fine should not be imposed. If homeowner fails to attend scheduled hearing, the hearing will be terminated and the original violation will prevail and fines accrue until rectified. The Appeal Committee is not obligated to make a decision on the same day of the hearing and shall produce a decision in writing to the homeowner no later than 30 day's after the scheduled hearing.

b. After a homeowner is given proper opportunity for a hearing before the committee, fines of \$50 dollars per day of continuing violation may be levied against member and it may not exceed a total of \$ 1,000 dollars in aggregate.

c. A homeowner who is delinquent for more than 90 days in paying a monetary obligation due to the Association, the Association may suspend, until such monetary obligation is paid, the rights of a member or a member's tenants, guests, or invitees, or both, to use common areas and facilities and may levy fines. A fine may be levied, with a single notice and opportunity of hearing which would follow same notice procedures described on section A. above. A fine of \$ 1,000 dollars may become a lien against an owner's unit.

17. Leases

a. Leases are subject to the prior written approval of the Association. Only 2 leases shall be permitted within a 365 day period. Leases must be of minimum 90 days. Newly purchased units may not be leased until one year following such purchase. Children or relatives of an owner who are deeded a unit are exempted from this one year waiting period.

b. Owners must notify the Association through its Management Company if they intend to lease their house. Lease renewals require a new lease be submitted to the management company thirty (30) days prior to renewal.

c. Lease Applications must be received at the Management Company no less than 30 days in advance of the beginning of the lease or closing date. Approval or disapproval will be determined within 30 days of application date.

d. Lessee may *NOT* move in until Approval from the Board of Directors has been given.

e. Personal interviews are required and will be conducted by appointment.

f. Fees will be the following:

\$100.00 Non-refundable Processing Fee (Management company)

\$250.00 Application Fee (Isle of Lombardy)

\$350.00 Refundable Security Deposit (Isle of Lombardy)

\$25.00 per person eighteen (18) and over for a criminal background check (Isle of Lombardy)

g. It is the owner's responsibility to be sure that their renters have been made aware of Lombardy's Rules and Regulations. Owners will be responsible for any violations.

18. **Resale**

- a. Interviews may be conducted by Board to assure that new buyer understands Rules & Regulations and complies with Occupancy Requirements of the Isle of Lombardy Community Documents.
- b. Owners must notify the Isle of Lombardy and its Management Company and the Kings Isle Association in writing that their unit is for sale.
- c. Owners must provide the buyers with a copy of the entire set of Documents for the Isle of Lombardy and the Kings Isle Association.

THIS SET OF RULES & REGULATIONS IS A QUICK REFERENCE TO THE USE RESTRICTIONS OF THE ISLE OF LOMBARDY COMMUNITY AND IT *DOES NOT* CONSTITUTE A COMPLETE SET OF DOCUMENTS. PLEASE REFER TO THE ENTIRE BOOK OF COVENANTS & RESTRICTIONS FOR FURTHER SPECIFICATIONS TO COMPLY WITH FLORIDA STATUTES.