

**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*)