

**ISLE OF TUSCANY  
NEIGHBORHOOD ASSOCIATION, INC.**

**RULES AND REGULATIONS**

**REVISED: May 2006  
(Paragraph 22, Article XIV, Use Restrictions)**

**THIS MUST BE PASSED TO NEXT HOMEOWNER AT TIME OF CLOSING**

**NOTE: AT TIME OF PURCHASE, ALL HOME OWNERS SIGNED AN  
AGREEMENT THAT YOU HAVE READ AND WILL COMPLY  
WITH THE CONTENTS OF THE DOCUMENT BOOK.  
PLEASE RETAIN FOR EASY REFERENCE.**

This is dedicated to the clarification of USE RESTRICTIONS, the overall APPEARANCE of our Neighborhood Association, and the required remedial procedures in the event of VIOLATIONS. These requirements are found in the document under Article XIV of the Covenants, which homeowners received at purchase, and in subsequently published Rules & Regulations. Periodically these Rules and Regulations are revised to achieve uniformity for the entire Neighborhood Association. Most of these have been in force since September 1996 and should be “Old Hat” to you. However, we still require periodic inspections and reviews from our Management Agent, Board Members and Committee members to bring our appearances in line and assure compliance with the required rules. To avoid notices of violations, our residents are required to maintain their properties within the prescribed appearance. These procedures are in compliance with our document book, the various statutes, and with the guidelines provided by Kings Isle Community Architectural Control Committee.

**A. CLARIFICATIONS TO ARTICLE XIV – USE RESTRICTIONS**

**1) DELETIONS & MODIFICATIONS:**

Phrases referring to the “Developer” are no longer applicable and have been deleted in this revision to the document book. Paragraph 26 to Article XIV was deleted on September 10, 1993 in its entirety. All other paragraphs of Article XIV apply and/or have been modified in the June 1, 2003 revision to the Rules and Regulations. Amended April 2006, J) of the Rules & Regulations, Miscellaneous Do’s & Don’ts has been deleted in its entirety. Amended May 2006, e) of the Rules & Regulations Exterior Decorations & Landscape has been Amended. Large Units number 10 has been added to the Rules & Regulations, May 2006. Violations & Fines Amended May 2006.

## 2) **PARKING:**

- a) **Parking is not** allowed on the road surface of Tuscany Drive, or any grass areas within Isle of Tuscany grass areas. This is for safety reasons and to avoid any traffic accidents.
- b) **Common area parking is available and specifically paved and striped for vehicular access** and is for the temporary/short term use of homeowners and their guests, on a first come, first serve basis.
- c) **Homeowner garages** must be maintained in a “**vehicle acceptable**” condition at all times. The documents state that automobiles/vehicles shall be **parked in the garage or driveway**. It is the Association’s additional requirement, that multiple vehicle owners have at least one vehicle if not two vehicles parked in the garage. Only one vehicle is allowed to park in the driveway at any given time, this is not inclusive to guest parking in the owners driveway.
- d) **Derelict and/or unregistered vehicles cannot be maintained in the common areas, or anywhere on homeowners’ premises for more than twelve (12) hours. Except only with Board of Directors approval. Recreational Vehicles are only allowed to load & unload NO overnight parking.**
- e) **No commercial vehicle, recreational vehicle, boat or camper, may be kept except in the garage of a home. The term commercial vehicle shall not be deemed to include recreational vehicles (i.e. Broncos, Blazers, Explorers, etc.) up to 21’5” or clean “non-working” vehicles such as pick-up trucks, vans or cars, if they are used by the owner on a daily basis for normal transportation.**
- f) **Consideration and the utmost respect needs to be shown to your neighbors, therefore, multiple parking in a adjacent driveway brings about a nuisance, as defined in Paragraph 10 of Article XIV, which diminishes the quality of life of a neighboring homeowner. A home with a 2-car garage/driveway is limited to three (3) vehicles. A home with a single car garage/driveway is limited to two (2) vehicles.**

## **B. ARCHITECTURAL CONTROL COMMITTEE (ARC) REQUIREMENTS:**

### **1. APPLICATIONS & APPROVALS ARE REQUIRED FOR EXTERIOR CHANGE:**

- a) **All changes whether new or redesigns to the exterior appearance of your home and property require written approval from the ARC committee before work begins.**
- b) **ARC Applications** are available at the Kings Isle Club House located in the hallway by the kitchen. The application must contain complete detailed information, diagrams, including specific samples when applicable. All contractors must be licensed and insured and noted on the application.

- c) The ARC's decisions are based solely on rule compliance and standards, quality of the product, craftsmanship and overall appearance of the area and/or change in question.

**Note:** Item lines followed by asterisks (\*\*) do NOT require approval from the ARC.

## 2. **FLAGS & FLAG HOLDERS:**

- a) In-ground flagpoles are not allowed.
- b) **One flag holder** may be mounted to the **front of the garage or home.** (\*\*)
- c) **U.S.A. or Holiday Flag ONLY, no larger than 3' x 5'.**
- d) **Frayed or Faded U.S.A. Flags may NOT be Displayed.**
- e) **A U.S.A. Flag displayed at Night MUST be dedicated by illumination in such a way that it will not disturb neighbors.**

## 3. **DOORS, ROOFS & FRONT PATIO CHANGES:**

- a) **All Front door changes including screen doors** require ARC written approval as stated in number (1) under applications and approval.
- b) The installation of leader and gutters **are permitted.** (**White only**). (\*\*)
- c) **Installation of "Sun Tubes" or "Sky Lights"** allowing daylight into a dwelling may only be installed to **the rear roof surfaces ONLY, they can not be visible from the front** of the house. **This requires prior ARC application and Approval as stated in number one (1).**
- d) **Dish Antennas, NO larger then 18" in diameter, and other electronic reception enhancing devices** may only be mounted to the **rear or sides** of the home **Never on roof surfaces or mounted on posts free standing or mounted to the home.** This requires ARC application and approval as stated in number one (1).
- e) **New Installation or Replacement Front Patio and Back Patio Screens or Windows,** require ARC application and approval as stated in number one (1).

## 4. **LIGHTING:**

- a) **Coach lights of a color to correspond with home on either or both sides** of garages entrances are allowed. (\*\*)
- b) **Garden Path Lights** are allowed with conditions; bulbs must be white in color only. Fixtures must be concealed beneath shrubs to ensure lights do not shine into neighbors' windows.

- c) **Holiday lights are allowed with conditions for a limited time and only in the front of the home and must be within reason, not to cause a traffic hazard. NONE on roof surfaces. (\*\*)**

**NOTE: ARC reserves the right to control excesses.**

## **5. GARAGE DOOR & STORAGE ROOM WINDOWS OR VENTS:**

- a) **Two Garage Door Vents, 8" x 16" in size, of metal louver variety, installed to the bottom left and right door panels and painted white. (\*\*)**
- b) **Storage Room Vents, only one vent may be installed at the bottom of the door.** There are two (2) metal surfaces to cut through and the inside would also have to be similarly covered to preserve integrity of the door. (\*\*)
- c) **Storage Room Window, no more than 18" x 24" in size, may be installed at eye level. Frames must be white in color, in either PVC or Metal, and fill-in must be solid glass or translucent PVC, or of the louver variety, that may include screens. This requires ARC approval as stated in number one (1).**

## **6. HURRICANE SHUTTERS:**

- a) **Accordion (folding) shutters, beige or white in color, not to exceed 3.858 in width, and Corrugated panels of no less than .050 in thickness. This requires an ARC approval as stated in number one (1).**

**Corrugated panel** must mount on permanent track made of rust, corrosion-free steel, aluminum, or polycarbonate plastic. **Panels may be clear, natural or white in color.** This requires **ARC approval as stated in number one (1).**

**NOTE: All shutters must conform to State and County Specifications.**

- b) **Shutters maybe rendered functional or installed when imminent danger of inclement weather is announced for our area. Shutters must be removed 72 hours after competent authority has canceled danger.**

**NOTE: Out of Town Homeowners MUST have a responsible individual or company install or remove shutters in accordance with these regulations as stated above.**

## **7. CONCRETE & TILING INSTALLATION:**

- a) **All concrete work for patios, walkways to storage rooms, and other areas of convenience must be accomplished by Licensed and insured contractors, with prior approval from the**

ARC. For all concrete work, City permits must be obtained and displayed while the work is in progress. Homeowners are responsible for the proper pitch of surfaces, so that water run-offs will not encumber neighbors' properties.

- b) Pre-manufactured plain concrete slabs may be utilized in certain instances, provided ARC is assured of proper maintenance, and neatness of the areas involved.
- c) Mildew must be removed from all cement areas on a regular basis.
- d) Patios and walkways, may be tiled or painted provided they conform to the décor of the home. **This requires prior ARC approval. (Tile or color samples must be provided to the ARC committee with your application).**
- e) As of this writing, tiles **cannot** be applied to driveways (dated June 1, 2003).

#### 8. DECORATIVE PAINTING OF DRIVEWAYS AND ADJACENT AREAS:

- a) Driveways and adjacent patios and walkways may be stained/painted with cement colors or in light gray, off white, or white colors. **This requires prior ARC approval.**
- b) Paint or stain designs on driveways **require prior ARC approval with specifics and samples.**

#### 9. EXTERIOR DECORATIONS & LANDSCAPING:

- a) One plaque, no larger than 12" x 12' x 12" or in approximate 12" diameter, suitable and pleasing to the eye, may be displayed on front walls of individual homes. Dominant colors of the plaques are compatible with the exterior colors of the home. **Such plaques should first be presented to the ARC with your application for approval, before they can be installed.**
- b) Small decorative flowerpots, **in very limited number**, may be displayed, provided they enhance and beautify the home site. **(Must not impede landscapers). Prior ARC approval required.**
- c) Seasonal wreaths, not to exceed 24" in diameter, or similar decorations, are permitted to be displayed on front doors. Front doors may not be completely covered with seasonal or other types of decorations. (\*\*)
- d) Artificial flowers and/or artificial shrubs are **not** permitted anywhere.
- e) Bird Baths are **not** permitted. (Amended May 2006).
- f) Bird feeders and lawn ornaments are **not** permitted.

- g) Fruit trees are **not** permitted. Only those, planted **before September 1996**, are permitted, provided they are kept disease-free, and the surrounding area is kept devoid of fallen fruit.
- h) **Exterior display of any type of figurines, statues, (excluding holiday) sculptures, window boxes, wind chimes, free-hanging flowerpots, and other suspended objects, is not permitted.**
- i) Edging blocks, scalloped or straight, along driveways are **not** permitted. Edging along wall ways and **no more than 8 inches high** in the garden bed areas **is** permitted, provided they are properly installed, and will not interfere with, or damage lawn maintenance equipment, or will cause injuries to equipment operators.
- j) Homeowners may replace existing plants, adjacent to their homes with like, kind, size and quality. (\*\*)
- k) **All new landscaping, plants, or trees, prior approval must be obtained from the ARC, providing diagrams, outlining changes being contemplated, and how the changes will affect the appearance.**
- l) Fencing or Trellis of any type is **not** allowed anywhere in Isle of Tuscany.
- m) **Homeowners are responsible for hurricane proofing of all trees and shrubs, immediately adjacent to their homes (i.e., thinning the crowns so that winds can pass through without pushing plants down). This includes and is not limited to the removal of furniture, pots or any other objects that may become flying objects and cause injury or damage to a neighbors and/or property.**

## 10. LARGE UNITS:

- a) **Outside Hot Tubs are not permitted. Water Conditioner Units require prior ARC Approval and certain restriction will apply. Note: Conditional approval only. Installation of Natural gas generators require prior ARC Application and Board Approval and only under certain conditions. Note: Conditional approval only.**

## 11. MISCELLANEOUS DO'S & DON'TS

- a) Signs of any kind are **not** permitted in either window, walls, on lawns, or on bushes, with the exception of signs, which identify security providers.
- b) **Homeowners** are responsible for the cleanliness and appearance of their home exteriors and for the removal of unused and defective furniture and objects.
- c) Exterior storage of any kind is **not** permitted

- d) **Homeowners** are responsible for the swift removal of mildew from roofs, home, walls, walkways, cement blocks and driveways, whenever mildew is visible.
- e) Homeowners are responsible for the hiring of vermin and rodent exterminators for the immediate exterior and interior of respective individual homes. Homeowners may consult with management; however, they are responsible for payment of services provided.
- f) It is against the law to feed alligators that inhabit the lakes within our community. By feeding these reptiles, you remove the natural fear they have of humans; consequently the alligators become more dangerous to our residents, their guests, pets and vendors.
- g) **Automobiles** that are not garaged in individual garages may not be covered with tarpaulins, or any other type of car cover, while they are parked in driveways or in provided parking spaces.
- h) All pets must be on leashes when they are walked within Isle of Tuscany. Residents or their guests are responsible for the immediate cleanup of “Pet Deposits”.
- i) Pets, weighing in excess of 40 lbs, are **not** permitted in Isle of Tuscany.
- j) Has been omitted. Effective May 2006.
- k) **Hurricane Season** – Homeowners are responsible for the timely removal of all unsecured items that may become flying objects in a windstorm and may cause injury or property damage.
- l) **The ARC reserves the right to control all excesses. Homeowner is responsible for the removal of any changed/installed items not ARC approved and that do not conform to the Rules & Regulations.**

*Please review these rules with a view toward bringing the exterior condition of your home in line with these requirements. The Board of Directors will conduct periodic inspection to assist you in making your experience at the “Isle of Tuscany” a pleasant one. These rules maybe subject to change as the need arises and you will be provided with timely notice.*

## **m) VIOLATION NOTICES, FINES & LIENS**

### **a. First Violation Letter Notice**

The homeowner has 30 days to correct the violation and inform management by certified letter-return signature requested of their compliance, subject to inspection by management, the ARC or by Board members. Amended May 2006.

- b. Failure to respond by the 30<sup>th</sup> day, a **Second Notice Violation Letter** will be dispatched, notifying the homeowner of the assessed \$25.00 per day (cumulative), starting with the 31<sup>st</sup> day of the notification, and continuing for each subsequent day until the homeowner notifies management by certified Letter-return signature requested, of the correction, subjection.
- c. On the 60<sup>th</sup> day after the **First Notice** has been given, and the violation has not be resolved, a **Third Violation Notice Letter** will be dispatched, informing the homeowner of the assessments, in lieu of a fine, will continue until a cumulative assessment of \$1,000.00 has been reached.

### **d. Appeals Committee**

**Appeals Committee** duty is to gather all salient points of the controversy and make the necessary recommendations to the attending chair, by either upholding the Board of Directors decision, rescind their ruling for cogent reasons, or recommending leniency due to hardship, giving the homeowner opportunity to correct the violation without incurring further assessments.

- b) Any time after the **30<sup>th</sup> day of the First Notice of Violation**, homeowners are entitled to a hearing before the **appeals committee**.
- c) The Appeals Committee is composed of three independent individuals and chaired by either the **Board President or Designated Board Member**.
- d) Neither the Board President or Board Vice President will have a vote or input into the decision, merely report the final decision to the Board of Directors.
- e. **Homeowners are urged to review these rules and regulations to ensure compliance at all times. The Board of Directors or their designated representatives will conduct periodic inspection to assist homeowners in making their experience at “ The Isle of Tuscany” a pleasant one.**