

Rules and Regulations of The Isle of Tuscany

Updated 2021

Foreword

The Board of Directors has many responsibilities that relate to the operations of our community. One of those responsibilities is to develop a reasonable set of rules and regulations, which act to supplement our covenants and bylaws, thereby promoting a peaceful, beautiful and tranquil environment for all residents.

Our properties are small and we live very close to each other. While we do not want to become over-regulated, we feel that it is important to offer guidance to promote a serene environment. **Most of these regulations have been in force since September, 1996.** We ask that you please thoroughly read and become familiar with this document. Sometimes rules and regulations are not appreciated when they are seen as limiting, but they *are* appreciated when someone is being inconsiderate and infringing upon us. Please remember that following the rules and thereby being kind and considerate of your neighbors promotes a happy and harmonious environment.

Finally, please recall that at the time of purchase, all homeowners signed an agreement stating compliance with the Isle of Tuscany's governing documents and rules and regulations.

Section 1 - Architectural Control Committee

1. All changes, whether new or redesigns to the exterior appearance of the home and property, require **written approval** from the ARC committee *before work begins*.
2. ARC applications are available at the King's Isle Clubhouse and are located in the hallway by the kitchen. They are also available online on the management company's website.
 - a. The application must contain complete, detailed information, diagrams, and specific samples when applicable.
 - b. All contractors must be licensed and insured and must be included with the application.
3. ARC decisions are based solely on rule compliance and standards, the quality of the product, craftsmanship and overall appearance of the area and/or change in question.
4. ARC and the HOA reserve the right to control excesses.

Section 2 - Concrete and Outdoor Tiling

1. All concrete work for patios, walkways to storage rooms or other areas must be performed by licensed and insured contractors.
2. City of Port St. Lucie permits must be obtained and displayed while the work is in progress.
3. Homeowners are responsible for proper pitch or surfaces so that water run-off will not affect neighbors' properties.
4. Pre-manufactured, plain concrete pavers may be utilized in certain instances, provided the ARC and HOA are assured of proper maintenance and neatness.
5. Patios and walkways may be tiled or painted, provided they conform to the decor of the home. Non-slip, outdoor tile should be used. Tile or color samples must be provided to ARC with the application.
6. All of the above require ARC approval.
7. Tiles may NOT be applied to driveways.
8. Mildew must be removed from all cement areas on a regular basis.

Section 3 - Contractors

Contractors' hours are Monday through Saturday from 8 am to 5 pm. Exceptions are made for EMERGENCIES (leaks) or for estimates only. This is a King's Isle rule.

Section 4 - Dish Antennas

1. Dish antennas may be NO LARGER than 18" in diameter.
2. Dish antennas 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 free-standing posts.
3. ARC approval is required.

Section 5 - Doors

1. All front door changes, including screen doors require ARC approval.
2. New installation or replacement of front patio and back patio screens or windows require ARC approval.

Section 6 - Driveways

1. Driveways and adjacent patios and walkways may be stained/painted with cement colors compatible with the house in either light gray, beige, or shades of white. ARC approval is required.
2. Paint or stain designs on the driveway require ARC approval with specifics and samples.
3. Driveways must be kept clean and mold-free.

Section 7 - Exterior Storage

1. No exterior storage of garbage cans, recycling bins, hurricane shutters, beach equipment, etc.

2. Hoses may be stored on the SIDE of the home only. Either a decorative removable holder or one that is affixed to the home, no higher than 3 feet, is allowed.

Section 8 - Flags and Flag Holders

1. One flag holder may be mounted to the front of the garage or home. ARC approval is NOT required.
2. In-ground flagpoles are not allowed.
3. No flags are to be placed directly into the ground.
4. United States, State of Florida, military flags or holiday flags ONLY. These flags may be no larger than 3' x 5'.
5. Frayed or faded flags, particularly United States flags, may NOT be displayed.
6. United States flags displayed at night MUST have DEDICATED illumination in such a way that it does not disturb the neighbors.

Section 9 - Garage Door and Storage Rooms

1. Two garage door vents, 8" x 16" and of the metal louver variety, may be installed to the bottom left and right door panels and painted white. ARC approval is NOT required.
2. Only one storage room vent may be installed at the bottom of the door. ARC approval is NOT required.
3. A storage room window, no more than 18" x 24" 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 DOES require ARC approval.

Section 10 - Garbage

1. Garbage must be placed in a can WITH A LID. Cans and recycling bins must be stored either in the attached shed, in the garage, or BEHIND the house. They MAY NOT be stored on the side of the house and may not be visible from the street.

2. Garbage should be placed at the curb NO EARLIER than 5 pm the day before pick-up.

Section 11 - Guests

1. Any guests, family or friends, who will be staying on the property for more than two weeks must register at the KICA office, per KICA documents.
2. It is important to have the guest ALSO register his vehicle.

Section 12 - Gutters

1. The installation of gutters and leaders is permitted.
2. White only.
3. ARC approval is NOT required, but installers must be licensed and insured.

Section 13 - Hurricane Shutters and Preparation

1. Accordion (folding) shutters, beige or white, not to exceed 3.858 in width are permitted. ARC approval required.
2. Corrugated panels of no less than .050 in thickness are permitted . The corrugated panel must mount on a permanent track made of rust/corrosion free steel, aluminum or polycarbonate plastic. Panels may be clear, natural or white. ARC approval required.
3. Shutters may be rendered functional or installed when imminent danger of inclement weather is announced for our area. Shutters MUST be removed within 72 hours of the danger being cancelled.
4. All shutters must conform to State and County specifications.
5. Important Note: **Out of Town homeowners MUST have a responsible individual or company to install and remove shutters in accordance with these regulations.**
6. Homeowners must remove all unsecured items that may become flying objects and may cause injury or property damage.

Section 14 - Insurance

Homeowners are required to carry homeowner's insurance equal to or more than the current replacement value of the home.

Section 15 - Landscaping and Exterior Decorations

1. Artificial flowers, artificial shrubs, bird feeders and bird baths are not permitted.
2. 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.
3. Seasonal wreaths or similar decorations, not to exceed 24" in diameter, are permitted to be displayed on front doors. ARC approval is NOT required.
4. Decorative flower pots, no larger than 24" in diameter and height, may be displayed. ARC approval is required.
5. No more than THREE decorative pots are allowed and must be removed if a hurricane is imminent.
6. Flower pots must not impede the landscapers.
7. ONE plaque, no larger than 18" x 18" or approximately 18" in diameter may be PERMANENTLY affixed to the front walls of a home. Dominant colors of the plaque should be compatible with the exterior colors of the home. ARC approval is required before installation.
8. Exterior display (in the front yard) of any type of figurines, statues, sculptures, window boxes, wind chimes, shepherds' hooks, free-hanging flower pots or other suspended objects are not permitted.
9. Edging blocks, scalloped or straight, along driveways are not permitted. Edging along walkways, no more than 18" high, is permitted in the garden bed area, provided it is properly installed and

will not interfere with or damage lawn maintenance equipment, or harm the operators. ARC approval is required.

10. Fencing or trellis of any type is not allowed anywhere in the Isle of Tuscany.
11. Homeowners may replace existing plants adjacent to their homes. All new landscaping, plants, or trees require diagrams for ARC approval.
12. Any shade tree that is removed must have prior ARC approval. The stump must be ground down and the tree replaced with another tree no less than 4 feet tall. Ficus, Norfolk Island Pine, Schefflera or other invasive plants as defined by the University of Florida Extension Service, are not allowed. This is a King's Isle rule.
13. Red reflectors must be installed on all areas that are NOT to be maintained by the landscapers. These areas, then, must be neatly maintained by the homeowner.

Section 16 - Large Units

1. Outside hot tubs are not permitted.
2. Water conditioner units are permitted with ARC approval. Certain restrictions apply.
3. Natural gas generators require ARC approval. These will be approved only under certain conditions (proof of medical necessity).
4. Propane and gasoline generators are not allowed.

Section 16 - Leasing

1. No portion of a home (other than an entire home) may be rented.
2. Only 2 leases shall be permitted within a 365 day period.
3. Leases shall be subject to the prior written approval of the HOA, and the HOA may reject the leasing of any home on any grounds.
4. No lease will be approved for a period of less than 90 days.
5. See Isle of Tuscany Documents for further information.

Section 17 - Lighting

1. Coach lights of a color to correspond with the home on either or both sides of garage entrances are permitted without ARC approval.
2. Garden path lights are allowed with conditions: bulbs must be white in color and fixtures must be concealed beneath shrubs to ensure lights do not shine into neighbors' windows. No ARC approval needed.
3. Security lights are allowed but cannot be intrusive upon neighbors. No ARC approval needed.
4. Holiday lights are allowed with conditions: for a limited time only, front of the home only and must be within reason. No lights allowed on roof surfaces. No ARC approval needed.

Section 18 - Mailboxes

Mailboxes are the responsibility of the homeowner. They must be kept clean and free from mold. Broken finials or posts must be replaced. House numbers should be clear and easy to read. This is a safety issue.

Section 19 - Parking and Vehicles

1. Parking is not allowed on the road surface of Tuscany Drive or any grassy areas. This includes vendors. This is for safety reasons and to avoid traffic accidents.
2. Common area parking is available and specifically paved and striped for vehicle access and is for the temporary/short term use of homeowners and their guests on a first come/first serve basis.
3. Homeowners' garages must be maintained in a "vehicle acceptable" manner. That is, sufficient space must be available to park at least one vehicle. Garages may NOT be used as living space i.e. kitchen, bedroom, etc.

4. The documents state that automobiles/vehicles shall be parked in the garage or driveway. It is the Association's 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 does not include guests parking in the owner's driveway.
5. Derelict and/or unregistered vehicles cannot be maintained in the common areas or anywhere on the homeowner's premises for more than 12 hours.
6. Recreational vehicles and self- movers (ex. U-Haul) are only allowed to load and unload. NO overnight parking. Parking is available in the King's Isle parking lot near the pickleball courts.
7. 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 or SUVs such as Broncos, Blazers, etc. up to 21'5" or clean "non-working" pick-up trucks, vans or cars, if they are used by the owner on a daily basis for normal transportation.
8. Vehicles that are not garaged in individual garages may NOT be covered with tarpaulins or any other type of cover, while they are parked in driveways or in provided parking spaces.
9. Consideration and the utmost respect should be shown to your neighbors. Therefore, multiple parking in an adjacent driveway brings about a nuisance, as defined in Paragraph 10, Article XIV, which diminishes the quality of life of a neighboring homeowner. A home with a 2-car garage/driveway is limited to 3 vehicles. A home with a single car/driveway is limited to 2 vehicles.

Section 20 - Pets

1. Either 2 dogs or 2 cats not to exceed 25 pounds (each) **ADULT WEIGHT** or one (1) dog not to exceed 40 pounds **ADULT WEIGHT** are allowed. Normal fish tanks are allowed. No other animals (dwarf pigs, parrots or other loud birds, exotics, etc) are allowed.
2. All pets must be leashed at all times while outside.

3. Pets may not be restrained outdoors without direct adult supervision.
4. Excessive barking must be controlled.
5. All dogs must display a current license tag indicating vaccines are up-to-date in compliance with St. Lucie County law.
6. Service/Emotional Support animals: Proof must be provided that the animal is a certified service or emotional support animal. Documentation must be provided by a LOCAL doctor (no internet doctors). Dogs and cats ONLY. Service/Emotional support animals must ALSO be in compliance with the state adult weight limit.
7. It is against the law to feed alligators or any other wildlife.

Section 21 - Signs

With the exception of signs from security providers, no signs are allowed in windows, walls, on lawns or in bushes.

Section 22 - Sun Tubes, Skylights and Solar Panels

1. Sun tubes or sky lights may ONLY be installed on the rear of roof surfaces. They may not be visible from the front of the home. ARC approval required.
2. Solar panels are allowed on the back of the home only. ARC approval required.
3. No stand-alone solar panels are allowed.

Section 23 - Violations

Noncompliance with the Isle of Tuscany's Rules and Regulations will result in a warning letter with a **deadline for compliance**. Continued noncompliance will result in a certified letter, **also with a deadline**. If the deadline is not met, the HOA will impose a fine of \$25 per day, up to \$250 (10 days). At that time, if the situation is not remedied, the HOA will pay to

rectify the situation and charge the homeowner the cost, as well as the fine. The homeowner has the right to appeal to the Appeals Committee, and the committee's decision will be final.

**Thank you for being a good neighbor and keeping our Isle beautiful.